



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**575 SHERWOOD Boulevard, Calgary T3R0X1**

MLS®#: **A2182560**

Area: **Sherwood**

Listing **12/06/24**

List Price: **\$474,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area  
Abv Sqft: **1,224**  
Low Sqft:  
Ttl Sqft: **1,224**

Lot Information

Lot Sz Ar: **1,194 sqft**  
Lot Shape:

DOM

**46**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached,Tandem**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Courtyard**

Construction: **Brick,Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 12`10"
Kitchen	Main	12`4" x 11`0"
Bedroom - Primary	Upper	10`10" x 10`1"
3pc Ensuite bath	Upper	7`10" x 4`11"
Laundry	Upper	3`1" x 3`6"
Walk-In Closet	Upper	6`3" x 3`6"
Entrance	Lower	10`7" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`1"
2pc Bathroom	Main	5`5" x 4`8"
Walk-In Closet	Upper	5`1" x 4`5"
4pc Bathroom	Upper	7`9" x 4`11"
Bedroom	Upper	11`7" x 10`0"
Den	Upper	9`1" x 7`9"
Furnace/Utility Room	Lower	12`6" x 4`7"

Condo Fee:  
**\$296**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1511322**

Remarks

Pub Rmks: **Welcome home! A beautiful 2-bedroom + den townhouse located in the desirable and well established community of Sherwood. A formal entrance off the double, tandem garage, leads up to the main level finished with vinyl plank flooring and large windows bringing in loads of natural light. Sliding doors off the well appointed kitchen bring you to a large court yard with private deck. The breakfast bar in the kitchen overlooks the formal dining area and living room. Upstairs you will find the den, 2 spacious bedrooms including the primary with 3 pc ensuite. An additional 4pc bathroom and laundry room complete this space. Located in a well maintained complex and minutes away from schools, parks, public transit, walking paths and easy access to Creekside Shopping Centre and Beacon Hill. Don't miss this opportunity and call for your viewing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









