



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** Finished Floor Area
 Year Built: **2014** Abv Sqft: **1,224**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,194 sqft** Ttl Sqft: **1,224**
 Lot Shape:

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Cement Fiber Board,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Courtyard** 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	Room	Level	Dimensions
Living Room	Main	15`5" x 12`10"	Dining Room	Main	11`5" x 11`1"
Kitchen	Main	12`4" x 11`0"	2pc Bathroom	Main	5`5" x 4`8"
Bedroom - Primary	Upper	10`10" x 10`1"	Walk-In Closet	Upper	5`1" x 4`5"
3pc Ensuite bath	Upper	7`10" x 4`11"	4pc Bathroom	Upper	7`9" x 4`11"
Laundry	Upper	3`1" x 3`6"	Bedroom	Upper	11`7" x 10`0"
Walk-In Closet	Upper	6`3" x 3`6"	Den	Upper	9`1" x 7`9"
Entrance	Lower	10`7" x 4`11"	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









