



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 SHERWOOD Row, Calgary T3R 0X1**

MLS®#: **A2183104** Area: **Sherwood** Listing **12/11/24** List Price: **\$485,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **2014** Abv Sqft: **1,345**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **1,431 sqft** Ttl Sqft: **1,345**  
 Lot Shape:

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt** Construction: **Composite Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`3" x 16`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>30`11" x 38`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>42`8" x 35`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>50`4" x 51`5"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>24`10" x 15`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>20`6" x 25`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>33`1" x 39`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>25`5" x 29`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>37`9" x 36`1"</b>	<b>Foyer</b>	<b>Lower</b>	<b>13`11" x 51`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`6" x 27`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$329**

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

Zoning:  
**M-1**

Legal Desc: **1511322**

Remarks

Pub Rmks: **This freshly painted, end-unit townhome in the highly sought-after northwest community of Sherwood is move-in ready and waiting for you to call it home! With 3 bedrooms, 2.5 bathrooms, and an open-concept layout, this home offers a perfect combination of comfort and convenience living. The entryway leads you up from the double-attached tandem garage to the heart of the home, where the open-concept living area seamlessly combines the kitchen, dining, and living spaces. The kitchen is featuring sleek white cabinetry, quartz counter tops, stainless steel appliances with plenty of counter space for cooking and entertaining. The spacious living room flows effortlessly into the dining area, creating a perfect space for everyday living and entertaining where you will also find a private balcony. Upstairs, you'll find three spacious bedrooms, including a comfortable primary suite . The two additional generous sized bedrooms offer versatility for family, guests, or a home office, and are conveniently located near a full second bathroom. Best of all, the washer and dryer are conveniently located on the upper level. This townhome also offers a half bath on the main floor, a two-car tandem garage with additional storage space, and a low-maintenance exterior. The location is unbeatable! Just minutes from Blessed Marie-Rose School, parks, and the Beacon Hill Shopping Center, providing easy access to shopping, dining and entertainment options. Don't miss your chance to own this stunning, freshly painted townhome in the highly sought-after northwest community of Sherwood Schedule a private showing today!!**

Inclusions: **N/A**  
Property Listed By: **The Real Estate District**

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



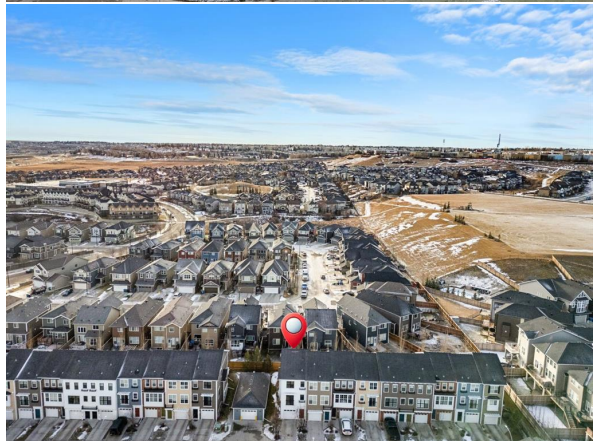
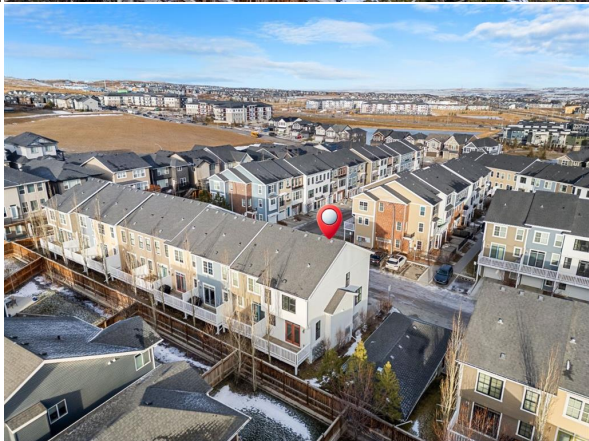
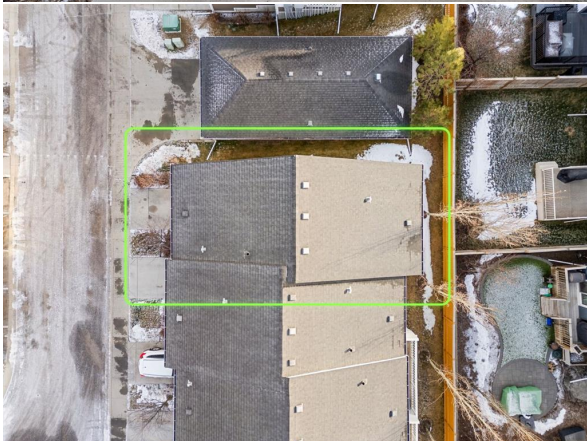




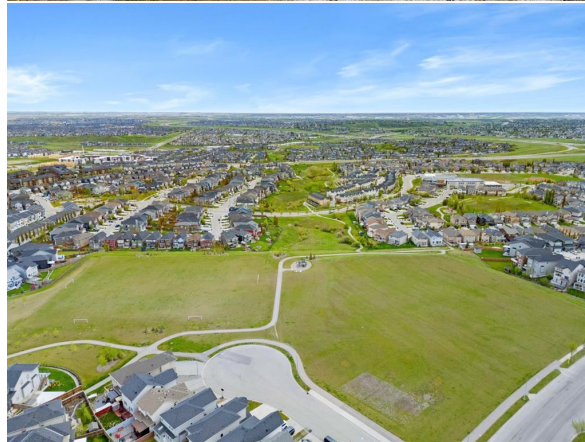






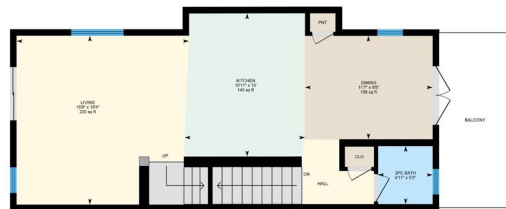






**47 Sherwood Row NW, Calgary, AB**

Main Floor Exterior Area 673.08 sq ft  
Interior Area 627.20 sq ft



0 4 8

PREPARED: 2024/12/10



White regions are excluded from total floor area in VOUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**47 Sherwood Row NW, Calgary, AB**

1st Floor Exterior Area 671.37 sq ft  
Interior Area 624.82 sq ft



0 3 6

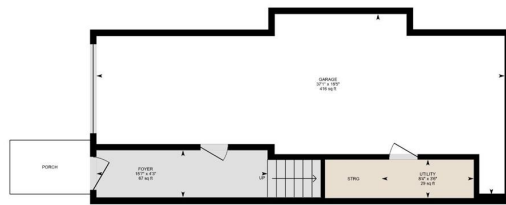
PREPARED: 2024/12/10



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47 Sherwood Row NW, Calgary, AB

Entry (Below Grade) Exterior Area 175.64 sq ft  
Interior Area 171.71 sq ft  
Excluded Area 426.79 sq ft



PREPARED 2024/12/10



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.