



THE
A-TEAM

**RE/MAX
FIRST**

218 SHERWOOD Square #201, Calgary T3R 0Y2

MLS®#: **A2186032** Area: **Sherwood** Listing Date: **01/17/25** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,639**
 Low Sqft:
 Ttl Sqft: **1,639**

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

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Composite Siding, Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`3"	Laundry	Main	5`3" x 4`10"
Kitchen With Eating Area	Main	10`9" x 13`5"	Dining Room	Main	8`0" x 7`3"
Living Room	Main	14`0" x 13`4"	Balcony	Main	8`11" x 4`7"
Bedroom	Upper	9`7" x 7`11"	Bedroom	Upper	11`8" x 10`11"
4pc Bathroom	Upper	4`11" x 8`7"	Bedroom - Primary	Upper	11`9" x 11`6"
Walk-In Closet	Upper	4`0" x 7`2"	3pc Ensuite bath	Upper	4`11" x 9`11"
Entrance	Lower	8`11" x 6`5"	Mud Room	Lower	6`2" x 4`11"

Condo Fee:
\$465

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1612251**

Remarks

Pub Rmks: **This beautiful 3-bedroom, 2.5-bathroom end-unit townhouse is located in the desirable community of Sherwood, offering a bright and open concept layout with additional windows for extra natural light. The home features high-quality finishes and a spacious, modern design perfect for both comfortable living and entertaining. Ideal for families or those seeking extra space. Bright & Open Concept with large windows throughout and a spacious layout. Upper level feature 3 good sized bedrooms including a master bedroom with walk-in closet and 3pc ensuite bath. The layout ensures privacy for each bedroom while keeping them connected with central hallway. Laminate Flooring in the living room and dining room for easy maintenance. Carpet in all three bedrooms for comfort and warmth. Stainless Steel Appliances in the kitchen for a sleek and modern touch. Quartz Countertops in the kitchen and bathrooms, providing a luxurious finish. 9-Foot Ceilings adds a sense of space and elegance to the home. Double Attached Garage provide convenient and secure parking. Water Softener System ensures high-quality water throughout the home. Upgraded 50 Gallon hot water tank to accommodate your household's needs. Enjoy the convenience of being close to restaurants and shopping at Sage Hill Crossing, as well as proximity to a nearby pond and public transit for easy access. Don't miss out on this opportunity to own a stunning home in a prime location. Contact your favorite realtor to schedule a private viewing.**

Inclusions: **None**
Property Listed By: **Realty Link Management.Services Ltd.**

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











