



THE
A-TEAM

**RE/MAX
FIRST**

1540 SHERWOOD Boulevard #1207, Calgary T3R 0K5

MLS®#: **A2186810**

Area: **Sherwood**

Listing Date: **01/13/25**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **800**
Low Sqft:
Ttl Sqft: **800**

DOM

8

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 10`4"	Kitchen	Main	9`2" x 8`3"
Dining Room	Main	11`0" x 7`0"	Bedroom - Primary	Main	12`0" x 10`3"
Bedroom	Main	11`2" x 10`4"	Laundry	Main	6`5" x 5`10"
4pc Ensuite bath	Main	8`7" x 4`11"	4pc Bathroom	Main	8`6" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$432

Title:
Fee Simple

Zoning:
M-1

Fee Freq:
Monthly

Legal Desc: **1210258**

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom, 2-bathroom condo in the highly desirable community of Sherwood. Perfect for entertaining with its open concept design, high ceilings, and large windows. The Kitchen features dark cabinets, black appliances, and all the space you need to prepare your favorite meals on the large peninsula with granite countertops. The primary bedroom is spacious enough for a King Bed, and comes with a walk-through closet and a private 4-piece ensuite for your comfort and convenience. The second bedroom is generously sized with a large closet and ideal for guests or a home office. The large balcony with sunny South East exposure is perfect for relaxing, enjoying your morning coffee or evening wine. This unit also features a second 4-piece bathroom, in-suite laundry room with additional storage space, titled underground parking and low condo fees. Located within walking distance to Beacon Hill Shopping Center, parks, all the amenities you could ask for and easy access to Stoney Trail. Don't miss out on this fantastic opportunity!**

Inclusions: **None**
Property Listed By: **Real Estate Calgary**

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







