



THE
A-TEAM

**RE/MAX
FIRST**

214 SHERWOOD Square #209, Calgary T3R 1T6

MLS®#: **A2187163**

Area: **Sherwood**

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

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **886**
Low Sqft:
Ttl Sqft: **886**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`7" x 8`5"	Living Room	Main	13`7" x 11`11"
Foyer	Main	8`5" x 4`9"	Bedroom - Primary	Main	11`0" x 10`4"
Bedroom	Main	11`11" x 8`10"	Bedroom	Main	8`5" x 8`4"
4pc Bathroom	Main	8`9" x 5`0"	3pc Ensuite bath	Main	9`0" x 5`7"
Laundry	Main	5`10" x 5`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$427

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1612251

Remarks

Pub Rmks: **Discover Diseno in Sherwood by Landmark Homes. This UNIQUE property offers 3 Bedrooms and 2 Bathrooms located on the second floor, showcasing an open layout with expansive, sunlit eastern windows, 9-foot ceilings, and a spacious elevated glass balcony equipped with a gas line. The property boasts designer cabinetry, stylish wide plank laminate flooring, quartz countertops, and stainless steel appliances. This residence is ideal for a hassle-free apartment condominium lifestyle, providing beautiful morning light with views to the east over Sherwood and Kincora. Enjoy leisurely strolls around the park and pond next to the development or explore the landscaped paths within the Sherwood Community. The local area also features plenty of shopping options, from boutique stores to big-name retailers at Beacon Hill and Sage Hill Plaza, while offering easy access to major roads connecting throughout the city. Schedule a visit today and see for yourself why Diseno in Sherwood is an exceptional place to call home!**

Inclusions: n/a
Property Listed By: RE/MAX First

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





