



THE
A-TEAM

**RE/MAX
FIRST**

1540 SHERWOOD Boulevard #1108, Calgary T3R0k5

MLS® #: **A2195040**

Area: **Sherwood**

Listing Date: **02/27/25**

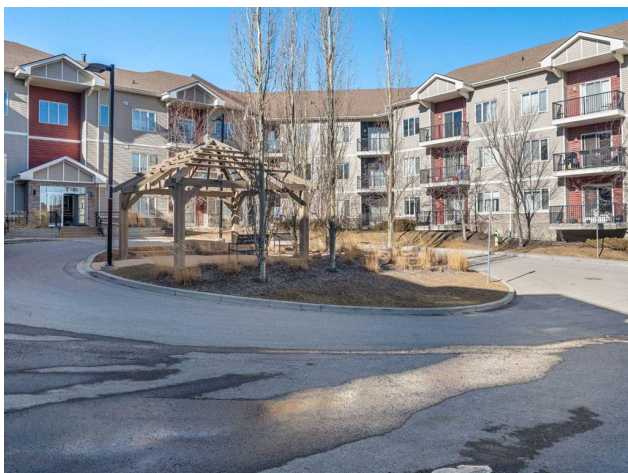
List Price: **\$287,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **602**
Low Sqft:
Ttl Sqft: **602**

Parkade, Underground

DOM

-0
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`3" x 4`9"	Dining Room	Main	13`0" x 8`1"
Bedroom	Main	12`7" x 10`11"	Kitchen	Main	10`5" x 12`2"
Living Room	Main	14`10" x 9`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$335

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1210258

Remarks

Pub Rmks: | **OPEN HOUSE THIS SATURDAY (Mar 1) from 2:30-3:30 & SUNDAY (Mar 2) from 1:30-3:30** | Welcome to easy, convenient living in the sought-after community of Sherwood! This beautifully updated 1-bedroom, 1-bathroom main-floor condo offers a spacious OPEN CONCEPT layout designed for both comfort and functionality. Freshly upgraded with BRAND NEW LAMINATE FLOORING—say goodbye to that old carpet! The bright and airy living space flows seamlessly into the well-appointed kitchen, creating the perfect setting for relaxing or entertaining. One titled underground parking stall keeps your vehicle secure year-round, while the main floor location provides unbeatable ease—perfect for pet owners or anyone looking for step-free convenience. PRIME LOCATION! Just minutes from Beacon Hill Shopping Centre, where you'll find everything from groceries and dining to retail and fitness. With easy access to major roadways, getting around the city is a breeze. This is low-maintenance, lock-and-leave living at its best! Don't miss your chance to own this fantastic unit in Sherwood—book your showing today!

Inclusions: All furniture is negotiable
Property Listed By: Century 21 Bravo Realty

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

