



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 SHERWOOD Square #112, Calgary T3R 1T6**

MLS® #: **A2197029**

Area: **Sherwood**

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

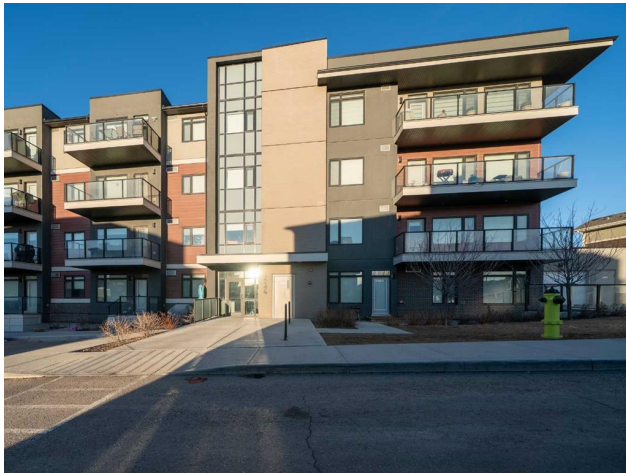
List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **919**  
Low Sqft:  
Ttl Sqft: **919**

DOM

**0**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Underground**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Cement Fiber Board,Stucco,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**High Ceilings,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 14`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 7`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`0" x 8`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 14`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 9`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$441**

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

Zoning:  
**M-1**

Legal Desc: **1612251**

Remarks

Pub Rmks: **Welcome to Diseno by Landmark Homes in Sherwood! This spacious 2-bedroom, 2-bathroom unit on the ground floor offers a thoughtfully designed open layout with large, sun-filled east-facing windows, 9-foot ceilings, and a spacious elevated glass balcony complete with a gas line for BBQ! A spacious balcony takes in the endlessly stunning Calgary skies, ideal for dining alfresco or winding down with the sunset. Finished with designer cabinets, sleek wide plank laminate flooring, quartz countertops, stainless steel appliances - it's everything you need to enjoy the maintenance free condo lifestyle. The primary bedroom offers a walk-in closet and a gorgeous ensuite, where the shower has a detachable spray as well as a bench. In-suite laundry is a huge perk, and a large storage room with built-in shelving is perfect for all your extras. The unit comes with underground titled parking (#13), and the building also has secure bike storage. This community is one of Calgary's greenest, with parks, pathways, and natural areas all around. Enjoy the pond, which is a picturesque area to take a stroll. Nearby schools are just a short drive away, and amenities are plentiful with Sage Hill Plaza in walking distance or hop in the car to find more in Beacon Hill. With primary routes right at your doorstep, commuting to work or visiting friends is easy, and this area is well-connected by public transit as well. The location at the north end of the city is fantastic for getting to the airport or out to the mountains without worrying about traffic. Call your agent and book your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**CIR Realty**

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







