



**986 Sherwood Boulevard NW
Calgary, Alberta**

MLS # A2287039



\$465,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,443 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The One You've Been Waiting For in Sherwood! Stop searching and start living at 986 Sherwood Boulevard NW. This isn't just a townhouse; it's a bright, upgraded end-unit that feels like home the moment you walk in. With central air conditioning to keep you cool all summer and a layout built for hosting, it's the perfect blend of style and function. The main floor is wide open and airy, flowing from the modern kitchen (hello, stainless steel and quartz!) to the sun-drenched living area. Upstairs, you've got three big bedrooms and laundry right where you need it. Plus, the tandem double garage means no more scraping ice off your windshield in the winter. Walk across the street to the park, commute with ease via Stoney Trail, or take advantage of being in the catchment for Sir Winston Churchill High. This is a rare find in a quiet, sought-after pocket of NW Calgary!