



103, 218 Sherwood Square NW  
Calgary, Alberta

MLS # A2298190



**\$389,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to this bright and well-maintained home in Sherwood, ideally located close to shopping, restaurants, schools, parks, transit, and major routes for an easy commute. The main floor features 9' ceilings and a sunny southeast-facing entryway that opens into a spacious living and dining area, along with a main floor closet and convenient 2-piece bath. The large kitchen offers ample cabinetry, counter space, and a dedicated eating area. Upstairs includes a laundry room, a full 4-piece bathroom, and two generously sized bedrooms. The primary bedroom features a 3-piece ensuite for added comfort. The lower level offers a tandem double garage and a dedicated mudroom, providing excellent storage and everyday functionality. Enjoy being just minutes from Beacon Hill Shopping Centre and Sage Hill Plaza, along with a wide range of nearby amenities. A great opportunity in a desirable, amenity-rich community—don't miss it!