



**35 Sherview Grove NW
Calgary, Alberta**

MLS # A2298398



\$739,900

Division:	Sherwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Separate Entrance, Skylight(s), Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

OVER 1200 SQFT | CORNER LOT | 2017 BUILT | DOUBLE ATTACHED GARAGE | BI-LEVEL HOME | ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE | 2 BEDS UP + 2 BEDS DOWN | 5 PIECE ENSUITE | BACK DECK ACCESS FROM PRIMARY | ELECTRIC FIREPLACE | SKYLIGHT | FULLY FENCED | FIRE PIT | Welcome to this beautifully maintained bi-level home in the sought-after community of Sherwood NW, perfectly situated on a spacious corner lot. Built in 2017, this home offers over 1200 sqft of thoughtfully designed living space with a double attached garage and functional layout ideal for both homeowners and investors. The main level features an open-concept design with a bright living room highlighted by an electric fireplace and a skylight that fills the space with natural light. The kitchen and dining area flow seamlessly, with convenient access to the backyard deck—perfect for entertaining. Upstairs includes 2 bedrooms, including a spacious primary retreat complete with tray ceilings, a luxurious 5-piece ensuite, and direct access to the back deck. The fully developed basement offers an illegal suite with a separate entrance, featuring 2 additional bedrooms, its own laundry, and great potential for additional income or extended family living. Outside, enjoy a fully fenced yard with a fire pit and plenty of space to relax or host gatherings. Located close to parks, shopping, schools, and major roadways, this home is a fantastic opportunity in a prime NW Calgary location.