



**GRASSROOTS**

REALTY GROUP

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904, 218 Sherwood Square NW  
Calgary, Alberta

MLS # A2300531



**\$379,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,276 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully designed executive 2-bedroom, 2.5-bathroom townhome in the sought-after community of Sherwood NW Calgary. Showcasing a stylish exterior with a sophisticated blend of Hardie board, stucco, and brick accents, this home offers timeless curb appeal paired with thoughtfully curated modern interior finishes throughout. Step inside to discover a bright and functional open-concept main floor featuring soaring ceilings, large windows, and abundant natural light thanks to the desirable east-facing front and west-facing rear exposure ???. The contemporary rear kitchen is equipped with stainless steel appliances, quartz countertops, ample cabinetry, and generous prep space, making it ideal for both everyday living and entertaining. The flexible layout allows for multiple configurations of your dining and living areas to suit your lifestyle perfectly. Upstairs, you’ll find two spacious bedrooms, each with large windows that create an airy and inviting atmosphere. The primary suite includes its own private 3-piece ensuite, while an additional full bathroom provides convenience for family members or guests. A main-floor powder room adds extra practicality for everyday use. The double attached tandem garage offers secure parking for two vehicles plus additional storage space&mdash;perfect for bikes, seasonal items, or hobby equipment ???. Ideally located just steps from parks, scenic walking paths, and a nearby pond, this home also provides quick access to City of Calgary transit routes and walkable shopping amenities, making daily commuting and errands effortless. Families will especially appreciate that the property falls within the Churchill School boundary, adding further long-term value and appeal ???. Whether you're a first-time buyer, downsizer, or investor, this stylish and well-located townhome offers the perfect combination of

comfort, functionality, and modern design in one of NW Calgary's most desirable communities. Book your private showing today and experience everything this exceptional Sherwood home has to offer!