



**8 Sherwood Row NW
Calgary, Alberta**

MLS # A2313629



\$399,988

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,290 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Brick, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	Heating Not Paid For, Water Not Paid, Electricity Not Paid

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows

Inclusions: Dishwasher, Microwave Hood fan, Electric Stove, Refrigerator, Window Coverings, Stacked Washer/Dryer, Garage Door Opener(s), All Lighting as Shown in Listing Photos, Mailbox Key(s).

STUNNING SHERWOOD TOWNHOUSE - Dual Ensuites, Heated Tandem Garage & Park across the street! Welcome to 8 Sherwood Row NW, a beautifully maintained 2-bed, 2.5-bath townhouse in The Willow, a well-managed complex in the desirable Sherwood community. Built by renowned Calgary developer Avi Urban in 2015, this home showcases quality construction & thoughtful design. With 1,290 sqft of functional living space across 3 levels, this move-in-ready home offers the perfect blend of modern convenience, low-maintenance living & an absolutely unbeatable location. Step inside to discover an open-concept layout designed to maximize both space & natural light. 9 ft ceilings create an airy, spacious atmosphere throughout the main level. The modern kitchen is the heart of the home, ft. newer SS appliances incl. an updated stove + microwave hood fan, light espresso cabinetry with ample storage, a convenient pantry closet, generous counter space & a dedicated eating area perfect for casual meals or morning coffee. The kitchen flows seamlessly into the dining area and bright living room, creating an ideal space for entertaining guests or relaxing with family. Large windows flood the space with natural light & a convenient main-floor powder room completes this level. The upper level is where this townhouse truly shines. Both generously sized bedrooms comfortably fit king-size beds, his/hers closets & the luxury of private attached ensuites, a rare and highly sought-after feature in townhome living. The primary bedroom offers a spacious walk-in shower ensuite, while the 2nd bedroom includes a full tub/shower combo ensuite, providing complete privacy/ convenience whether you're a family, hosting guests, or sharing the space w/ a roommate. The entry level provides access to the heated tandem garage, a versatile space that's been

a game-changer for the current owners. Park 2 vehicles securely indoors in a climate-controlled environment and say goodbye to winter scraping & frozen cars forever, or utilize the extra depth as creative workspace, storage for recreational gear, a home gym, or hobby area. The heated garage is a premium feature that makes Calgary winters more bearable. A dedicated entrance foyer keeps the rest of the home clean & organized. Location is everything. Step out your front door & you're seconds from the park, perfect for morning jogs, evening strolls, weekend picnics, or watching kids play from your window. Beyond the park, everything you need is minutes away. Beacon Hill Shopping Centre, schools nearby. Public transit stops are right on your street, and quick access to Stoney & Shaganappi Trail makes commuting anywhere in Calgary effortless. Sherwood itself is one of Calgary's best-kept secrets. With low condo fees, you're getting exceptional value & true low-maintenance living. The Willow is known for strong financials, a healthy reserve fund, and responsible stewardship. Watch the full video tour & book your showing today!