



GRASSROOTS
REALTY GROUP

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1218, 1540 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2314803



\$249,999

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d125
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Affordable condo living with negotiable possession! Bright and open 2nd-floor 1 bedroom + den unit with heated titled underground parking that deserves your attention. This well-designed condo features 9 ft ceilings, a spacious living area, and a kitchen ample cupboard space with dark espresso cabinetry with granite countertops. The open living and dining area are spacious and opens onto a private patio, perfect for relaxing or summer BBQs. The den is a bonus and provides a great flex space for a home office or additional storage. Convenient features include in-suite laundry with added shelving for additional storage, and this unit has remarkable close proximity to the elevator. Transit is located right out front, and the condo is just a short walk to Beacon Hill Shopping Centre, Costco, GoodLife Fitness, restaurants, and everyday amenities. With new laminate flooring and a functional layout, this condo offers a great space for your friends and family. The unit offers excellent value and an affordable monthly ownership opportunity. Book your viewing today.