



**986 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2316201**



**\$438,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,456 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** NONE

Open House 1:30-3:45 pm Saturday the 6th! Welcome to this impeccably maintained end-unit townhouse proudly cared for by its original owner. This move-in-ready home features 9' CEILINGS, a bright, open-concept main floor with contemporary plank flooring, large windows, and a modern kitchen equipped with stainless-steel appliances and a spacious island. Enjoy year-round comfort with central air conditioning, along with the convenience of three upper-floor bedrooms—including a primary suite with a private ensuite—and top-floor laundry. The lower level offers a tandem double attached garage with direct indoor entry, ideal for two vehicles or extra storage. Perfectly situated on a quiet street directly across from a school, this home is designated for the highly sought-after Sir Winston Churchill High School and offers effortless access to Beacon Hill shopping, transit, and major routes like Shaganappi and Stoney Trail. LOW CONDO FEES of \$298/month covering insurance, snow removal, landscaping, maintenance, and reserve fund contributions.