



GRASSROOTS
REALTY GROUP

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1226, 1540 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2334530



\$279,900

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Other
Floors:	Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Mixed, Other, Vinyl Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 501
LLD:	-
Zoning:	M-1 d125
Utilities:	-

Inclusions: N / A

Experience luxurious living in this spacious and luminous two-bedroom, two-bathroom condominium, meticulously maintained and thoughtfully designed. Revel in the abundance of natural light streaming through the large southwest-facing balcony, perfect for enjoying serene sunsets. The residence boasts attractive laminate flooring, sophisticated neutral paint tones, and soaring 9-foot ceilings that create an airy and inviting ambiance. The well-appointed kitchen features exquisite granite countertops complemented by ample cabinetry, offering both style and practicality. The adjacent dining area comfortably accommodates a sizeable table, ideal for entertaining guests. The bright and inviting living room opens through patio doors to the sunlit balcony, seamlessly blending indoor comfort with outdoor leisure. The primary bedroom is a peaceful retreat, complete with a generous walkthrough closet and a private ensuite bath adorned with ceramic tile flooring and a combined shower/tub for relaxation. The second bedroom and bathroom are thoughtfully positioned on the opposite side of the living space, ensuring privacy and tranquility. Additional highlights include spacious in-suite laundry and a dedicated storage room. This unit includes a titled underground parking stall for convenience. The well-maintained building features reasonable condo fees, attractive landscaping, and visitor parking, all within a prime location with quick access to major thoroughfares. Just minutes from Costco and the vibrant amenities of the Beacon Hill shopping district, this is a remarkable opportunity to own a meticulously cared-for home, offered by the owner.