

988 Sherwood Boulevard NW  
Calgary, Alberta

MLS # A2167077



## \$500,000

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 289

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** none

Welcome to your new home in the sought-after Northwest community of Sherwood! This beautifully appointed 3-bedroom townhouse boasts modern features and an ideal layout, perfect for both relaxing and entertaining. Step inside to discover a spacious living room and dining area, highlighted by stunning quartz countertops in the kitchen. The dining room flows seamlessly onto a balcony, perfect for summer barbecues. This home includes 2.5 baths, all featuring quartz finishes. The master bedroom offers a peaceful retreat with an ensuite bath and dual closets, designed for both him and her. For added convenience, the laundry room is conveniently located on the second floor. Parking is a breeze with a double tandem garage, providing ample space for two vehicles or extra storage. Plus, enjoy the convenience of an additional outdoor parking space and nearby visitor parking for your guests. Families will appreciate the proximity to Blessed Marie-Rose School (K to Grade 9), located just across the street. Shopping enthusiasts will love the nearby malls and big-box stores like Costco, Canadian Tire, and H-mart, ensuring all your needs are just a short drive away. With quick access to Stoney Trail, commuting around the city and to Calgary International Airport has never been easier. Don't miss out on this fantastic opportunity—schedule your viewing today and experience the vibrant Sherwood community for yourself!