

104, 218 Sherwood Square NW  
Calgary, Alberta

MLS # A2167422



## \$509,800

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Landscaped, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** None, Furniture (Negotiable)

**EXCLUSIVE CORNER TOWNHOME IN SHERWOOD NW CALGARY** Welcome to an exquisite and rare corner townhome in the highly sought-after Sherwood community of NW Calgary. Boasting about 1,610 square feet (Upper, Main & Above Grade 1,388 sqft) and (Lower Floor & Below Grade 224 sqft) of sophisticated living space, this stunning residence combines luxury with convenience. Located steps from the community park, pond, and the vibrant amenities of Sage Hill Crossing, this townhome offers an unparalleled living experience. Step inside this meticulously maintained home and be captivated by the open-concept design. The main level features a versatile front entry flex room, perfect for a home office, mudroom, or fitness area. The spacious living area showcases a sleek gourmet kitchen, complete with stainless steel appliances, quartz countertops, 9-foot ceilings, and abundant natural light from additional windows—a true entertainer’s delight. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with a private three-piece ensuite and a large walk-in closet. The corner lot location ensures extra windows throughout the home, filling every room with natural light and offering picturesque views of the adjacent park, pond, and beautifully developed green spaces. With a double attached garage and a prime location near public transit and major routes, this townhome is also just a short walk from the shops and restaurants at Sage Hill Crossing. Experience the perfect blend of elegance and convenience in this exceptional Sherwood residence—your dream home awaits. Directions: This exceptional corner unit is ideally situated at the edge of the lake, offering serene views and privacy.