

# \$448,800 - 79 Sherwood Row Nw, Calgary

MLS® #A2192237

**\$448,800**

2 Bedroom, 3.00 Bathroom, 1,394 sqft

Residential on 0.02 Acres

Sherwood, Calgary, Alberta

Welcome to your new Townhouse in the highly sought-after community of Sherwood. This Amazing Unit has over 1394 sqft of total living space with 2 Primary Bedrooms and 2.5 bathrooms. The bright main floor offers an open concept layout with hardwood flooring and large windows with included Hunter Douglas blinds that completely brightens up the whole floor. The kitchen features stainless steel appliances, quartz countertop, mosaic backsplash, breakfast bar w/granite countertops, ample cabinets and includes a Culligan Water Filtration system. Large balcony (with gas line) right off the kitchen and a perfect to enjoy the sunrise/sunset. A guest 2 pc bathroom completes the main floor. Upstairs youâ€™™ll find 2 spacious PRIMARY bedrooms, each with its own large walk-in closet and ensuites, providing comfort and privacy. To complete the upper floor is the laundry room with a full-size stacked washer and dryer. To finish things off, the attached double tandem garage is fully insulated with a storage/furnace room. Less than a 5 minute drive to Beacon Hill, Sage Hill and Creekside Shopping Centres, Costco, Winners/Homesense, H-Mart, T&T Supermarket, lots of restaurants and easy access to major roads. The location of this townhouse couldn't be anymore perfect. Donâ€™™t miss out on the chance to make this your new home!

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2192237      |
| Price          | \$448,800     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,394         |
| Acres          | 0.02          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 79 Sherwood Row Nw |
| Subdivision | Sherwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R0X1             |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan          |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 114                |
| Zoning         | M-1                |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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