# \$519,900 - 33 Sherwood Lane Nw, Calgary

MLS® #A2212258

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,613 sqft Residential on 0.03 Acres

Sherwood, Calgary, Alberta

Spacious End-Unit Townhome with Valley Views - This 1,613 saft end-unit townhome in The Timbers combines functional design with natural serenity, offering three bedrooms, a den (office), 2.5 bathrooms, and an oversized single garage. The property's defining feature is its unobstructed views of Symons Valley, visible from the balcony, primary bedroom, and patioâ€"each framing the ravine's treed landscape with no rear neighbors. The main floor presents an open-concept layout where a kitchen equipped with stainless steel appliances (including a gas stove), quartz countertops, and a central island transitions seamlessly into a dining area and living room. Large windows and a good-sized balcony enhance natural light and provide elevated sightlines to the ravine. A 2-piece bathroom completes this level. Upstairs, the primary bedroom comes with a walk-in closet and a 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, and a conveniently located laundry area. Recent (2023) updates include durable LVP flooring, new painting, and a new air conditioning system. The lower level includes direct access to the garage and a finished denâ€"a flexible area adaptable as a home office, gym, or hobby room. The den opens to a private patio, extending living space outdoors while maintaining seamless valley views. Situated in a well-managed complex with low condo fees, the property falls within the Sir Winston Churchill High School







designated zone, with Blessed Marie Rose Elementary School steps away. Retail hubs (Beacon Hill's Costco, Sage Hill's Walmart) are a 5-minute drive, while Shaganappi Trail and Stoney Trail ensure efficient commuting. For those seeking ample living space paired with practical updates and efficient designâ€"where private valley vistas, great school access, and nearby shopping convergeâ€"33 Sherwood Lane proves a compelling choice.

Built in 2015

### **Essential Information**

MLS® # A2212258 Price \$519,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,613 Acres 0.03 Year Built 2015

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 33 Sherwood Lane Nw

Subdivision Sherwood
City Calgary
County Calgary
Province Alberta
Postal Code T3R0V3

# **Amenities**

Amenities Playground

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 16th, 2025

Days on Market 5

Zoning M-2

## **Listing Details**

Listing Office Skyrock

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