

# \$445,000 - 79 Sherwood Row Nw, Calgary

MLS® #A2227187

**\$445,000**

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 ensuite, 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® #	A2227187
Price	\$445,000
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	June 3rd, 2025
Days on Market	34
Zoning	M-1

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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