

# \$269,900 - 1108, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2231908

**\$269,900**

1 Bedroom, 1.00 Bathroom, 603 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

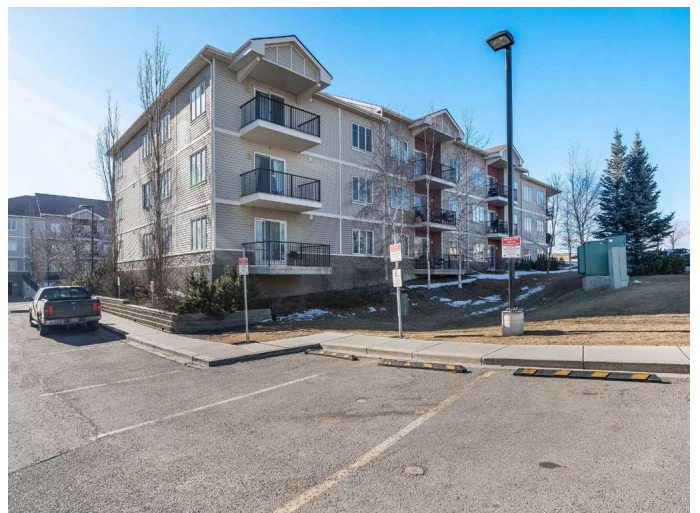
| MOTIVATED SELLER!!! | Welcome to easy, convenient living in the sought-after community of Sherwood! This beautifully updated 1-bedroom, 1-bathroom main-floor condo offers a spacious OPEN CONCEPT layout designed for both comfort and functionality. Investor? How does a fully furnished, TURNKEY investment sound? ALL FURNITURE CAN BE INCLUDED WITH THE SALE! Freshly upgraded with BRAND NEW LAMINATE FLOORING—say goodbye to that old carpet! The bright and airy living space flows seamlessly into the well-appointed kitchen, creating the perfect setting for relaxing or entertaining. One titled underground parking stall keeps your vehicle secure year-round, while the main floor location provides unbeatable ease—perfect for pet owners or anyone looking for step-free convenience. PRIME LOCATION! Just minutes from Beacon Hill Shopping Centre, where you’ll find everything from groceries and dining to retail and fitness. With easy access to major roadways, getting around the city is a breeze. This is low-maintenance, lock-and-leave living at its best! Don’t miss your chance to own this fantastic unit in Sherwood—book your showing today!

Built in 2012

## Essential Information

MLS® #

A2231908



|                |                   |
|----------------|-------------------|
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 603               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1108, 1540 Sherwood Boulevard Nw |
| Subdivision | Sherwood                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3R0k5                           |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Other, Parking, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Parkade, Underground            |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage        |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| # of Stories      | 3                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 15              |
| Zoning         | M-1 d125        |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.