

**213, 214 Sherwood Square NW
Calgary, Alberta**

MLS # A2166276



\$285,000

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	680 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Modern and sophisticated like-new 2 bedroom condo with an unsurpassable location and a convenient maintenance-free lifestyle! Ideally located just around the bend from Sage Hill Plaza with seemingly endless restaurants and amenities including Walmart, T&T Supermarket, Co-op, Tim Hortons and much more! Right beside the building is a beautiful park with a tranquil pond and extensive pathways promoting scenic evening walks. Then come home to a quiet sanctuary expertly designed with both beauty and function in mind. A neutral colour pallet, wide plank laminate floors and soaring 9' ceilings grace the open and airy floor plan. The kitchen inspires culinary adventures boasting quartz countertops, stainless steel appliances, tons of cabinets, ample space for a large table and clear sightlines into the living room for unobstructed conversations. Oversized windows in the living room stream in natural light creating a bright and inviting atmosphere. The expansive balcony with a gas line encourages casual barbeques and lazy weekends unwinding. At the end of the day, retreat to the primary bedroom for some R&R and relish in the added features of a walk-through closet providing cheater access to the stylish 4-piece bathroom. A second bedroom, in-suite laundry with tons of storage and underground titled parking further add to your comfort and convenience. Ideally located within the community of Sherwood offering unparalleled amenities and year-round activities. Close to several golf courses, Foothills Athletic Park, Nose Hill Nature Environment Park and incredible shopping destinations – Sage Hill Plaza, Costco, Beacon Hill Shopping Centre, Creekside Shopping Centre, Country Hills Shopping Centre, Crowfoot Crossing and a quick drive to Cross Iron Mills Mall. When you do need to leave the community, this phenomenal location

provides straightforward transportation options to other parts of the city or out of town via Stoney Trail, Shaganappi Trail and Country Hills Boulevard. Simply an unrivalled home in an outstanding location!