

**575 Sherwood Boulevard NW**  
**Calgary, Alberta**

**MLS # A2182560**



**\$474,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Closet Organizers, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 296
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome home! A beautiful 2-bedroom + den townhouse located in the desirable and well established community of Sherwood. A formal entrance off the double, tandem garage, leads up to the main level finished with vinyl plank flooring and large windows bringing in loads of natural light. Sliding doors off the well appointed kitchen bring you to a large court yard with private deck. The breakfast bar in the kitchen overlooks the formal dining area and living room. Upstairs you will find the den, 2 spacious bedrooms including the primary with 3 pc ensuite. An additional 4pc bathroom and laundry room complete this space. Located in a well maintained complex and minutes away from schools, parks, public transit, walking paths and easy access to Creekside Shopping Centre and Beacon Hill. Don't miss this opportunity and call for your viewing today!