# \$508,000 - 57 Sherwood Lane Nw, Calgary

MLS® #A2188281

## \$508,000

2 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.02 Acres

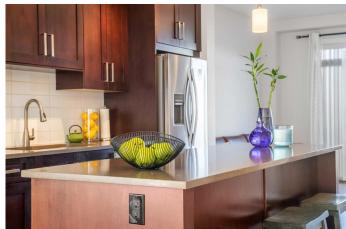
Sherwood, Calgary, Alberta

In the highly sought-after Sherwood neighborhood, you will find this exquisite 2-bedroom, 2.5-bath townhouse nestled next to a picturesque ravine. This residence offers over 1,224 square feet of luxurious living space, as well as an assortment of desirable features. Its open floor plan is highlighted by 9-foot ceilings and vinyl flooring throughout the living, dining, and kitchen areas, creating a spacious and inviting ambiance. The living room features large sliding doors that open onto a balcony, offering stunning views of the ravine that transforms with the seasons.

The chef's kitchen is a culinary enthusiast's dream, featuring a substantial 7-foot island enhanced by imported quartz countertops and an eating bar, ideal for casual dining or hosting gatherings. The kitchen is further complemented by stainless steel appliances, including a gas range, built-in microwave, and dishwasher, adding to its overall appeal. The south-facing dining room is filled with natural light from a large window. A convenient 2-piece bath completes the main level.

On the upper floor, two bedrooms are positioned for optimal comfort, with a smart layout on opposite ends of the floor, perfect for privacy. The spacious master bedroom includes a 4-piece ensuite bath with a double vanity and a his-and-hers closet, and also offers remarkable ravine views. The second







bedroom is equipped with ample closet space. This level also includes a 4-piece full bath and a convenient laundry room. The balcony provides an ideal vantage point for observing the ravine and is outfitted with a gas hookup for summer barbecues or enjoying your morning coffee. Additionally, this property includes an attached massive tandem double garage (36 x 14) that can be repurposed as a 3rd bedroom or workspace with ample storage. Residents enjoy the convenience of being within walking distance to green spaces, Blessed Marie-Rose School, playgrounds, and public transit. Sir Winston Churchill High School is the designated high school, offering direct bus service from the bus stop adjacent to the unit. Additionally, the unit has received approval from the condo board and the City of Calgary for the creation of a den in the garage. The location provides easy access to Costco, Beacon Hill Shopping Centre, and nearby golf courses, with seamless connectivity to Stoney Trail. This exceptional property is unlikely to remain on the market for longâ€"schedule your viewing today! • CHECK OUT THE 3D VIRTUAL TOUR.

#### Built in 2014

#### **Essential Information**

MLS® # A2188281 Price \$508,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,224

Acres 0.02 Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 57 Sherwood Lane Nw

Subdivision Sherwood City Calgary

County Calgary
Province Alberta

Postal Code T3R 1R7

#### **Amenities**

Amenities None

Parking Spaces 3

Parking Single Garage Attached, Insulated, Oversized

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Vinyl Windows, Double Vanity, No

Animal Home, Quartz Counters

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Gas Range

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt, Shingle

Construction Wood Frame, Cement Fiber Board, Concrete

Foundation Poured Concrete

### **Additional Information**

Date Listed January 28th, 2025

Days on Market 65
Zoning M-2

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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