

# **\$510,000 - 978 Sherwood Boulevard Nw, Calgary**

MLS® #A2201260

**\$510,000**

2 Bedroom, 3.00 Bathroom, 1,533 sqft

Residential on 0.00 Acres

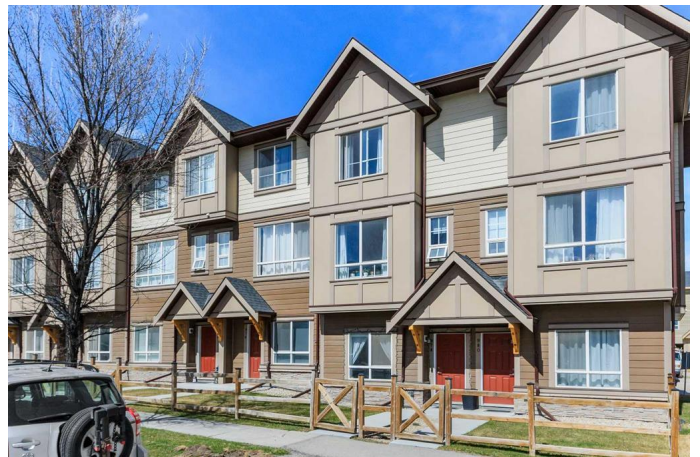
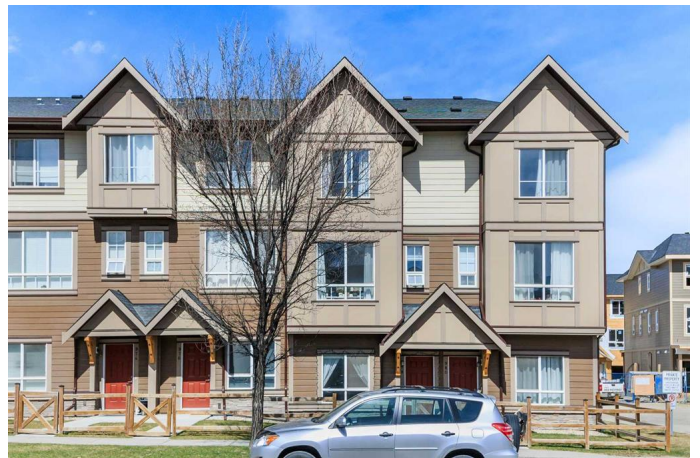
Sherwood, Calgary, Alberta

Enjoy maintenance -free living in 2 bedrooms plus den in Sherwood's The Timbers townhomes. Located right across the street from a K-9 Catholic school, this unit leaves nothing to be desired. The upper floor has two bedrooms, a master bedroom with en suite on one end and another large bedroom on the other end and includes a full bath and a laundry room. lar, another large bedroom plus a den in the tandem garage. The lower floor has open plan living with modern kitchen and island and quartz countertops. The tandem garage includes a large den, space for 2-car parking, one inside and one in the full driveway.

Clad in Hardie board siding, this unit is rock solid with a gas hookup on your balcony for those warm summer barbeque nights. Located close to all amenities like Beacon Hill and Sage Hill shopping centers, you are never more than 5 minutes away from all that you need to live a low maintenance lifestyle. Two kid's parks are not more than a 5-minute walk away, as well as a walking path that runs beside the complex for dog walking, bicycling, jogging, inline skating, etc. Sir Winston Churchill is the designated high school with direct bus service from the bus stop beside the unit

Built in 2016

## **Essential Information**



MLS® #	A2201260
Price	\$510,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	978 Sherwood Boulevard Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	62
Zoning	M-2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.