

1210, 1540 Sherwood Boulevard NW  
Calgary, Alberta

MLS # A2220574

**\$334,900**

Division:	Sherwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	835 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 473
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: N/A

Welcome to this well-maintained apartment located in the desirable NW Calgary community of Sherwood. This spacious unit offers 2 generously sized bedrooms and 2 full bathrooms, making it perfect for small families, roommates, or anyone looking for comfortable, modern living. The open-concept layout features a bright living room that flows seamlessly into the dining area and kitchen, creating a great space for relaxing or entertaining. Large windows let in plenty of natural light, and the living room opens onto a private north-facing balcony, ideal for enjoying quiet mornings or evening sunsets. The unit also includes a convenient in-suite laundry area located on the main floor, adding to the overall functionality. A special underground parking spot is included, offering safety and protection from the elements year-round. Situated close to Beacon Hill Plaza, Costco, Walmart, restaurants, and other essential amenities, this location offers both comfort and convenience in a quiet, family-friendly neighborhood. Please call your favorite realtor to book a showing.