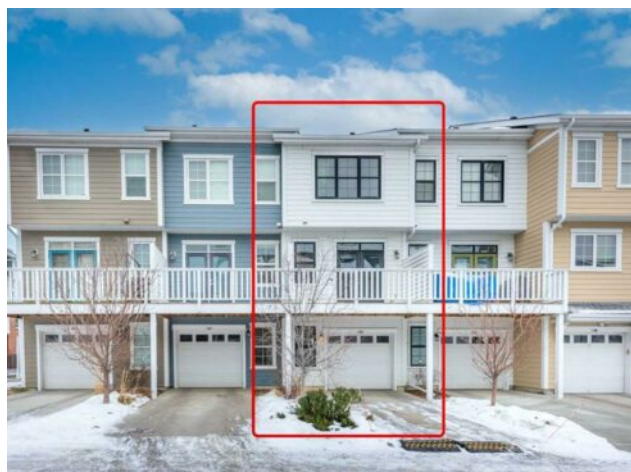


40 SHERWOOD Row NW
Calgary, Alberta

MLS # A2275014



\$413,000

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	110 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	None	LLD:	-
Exterior:	Concrete, Veneer	Zoning:	M-1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

Located in a family-friendly neighborhood, just steps from Blessed Marie-Rose School and minutes from Costco, T&T, H-Mart, and Beacon Hill Shopping Centre, this townhome features two spacious primary bedrooms, each with a private ensuite. Covering 1,145.71 sq. ft., the main floor offers separate living, dining, and kitchen areas. The kitchen boasts quartz countertops, stainless steel appliances, an electric stove, and a center island, while the dining room opens to a balcony. The east-facing living room is bright and welcoming, complemented by a 2-piece bathroom on the main level. Upstairs, both bedrooms include ensuites and generous closet space, with upper-level laundry adding convenience. The entry level features a double attached garage with ample storage. With its thoughtful layout, modern finishes, and prime location near schools, shopping, parks, and Stoney Trail, this move-in-ready home blends comfort, privacy, and everyday convenience.