

**958 Sherwood Boulevard NW  
Calgary, Alberta**

**MLS # A2285046**



**\$479,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,575 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		
<b>Inclusions:</b>	2 Floor AC units		

**\*\*STEPS TO SCHOOL\*\*** | 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 **\*\*3-Bedroom, 2.5-Bath townhome\*\*** is ideal for growing families or first-time homebuyers. Offering **\*\*1,575 sq. ft.** of modern, functional living space**\*\***, this home blends style, comfort, and everyday convenience in a highly desirable location. The main floor features a bright **\*\*open-concept layout with 9-ft ceilings\*\*** throughout. The well-appointed **\*\*kitchen\*\*** showcases a center island with eating bar, **\*\*quartz countertops\*\***, and **\*\*stainless steel appliances including a gas stove\*\***, flowing seamlessly into the dining area with access to a **\*\*balcony with gas hookup\*\***; perfect for family meals and entertaining. The living room is filled with natural light, creating a warm and welcoming space for relaxing or gathering with loved ones. A convenient **\*\*2-piece bath\*\*** completes this level. Upstairs, the spacious **\*\*primary bedroom\*\*** offers two closets and a **\*\*4-piece ensuite\*\*** with quartz countertop. Two additional well-sized bedrooms share a **\*\*4-piece bath\*\***, while **\*\*upper-level laundry\*\*** adds everyday convenience. The entrance level features a versatile **\*\*home office or gym space\*\*** with direct access to an **\*\*extra-deep single attached garage\*\***, providing excellent storage for shelving, bikes, or a workbench. With its thoughtful layout, modern finishes, and prime location close to schools, shopping, and major routes including **\*\*Stoney Trail\*\***, this move-in-ready home offers outstanding value in a vibrant, family-oriented community.