

1609 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2222500



\$710,000

Division:	Sherwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		

Inclusions: n/a

Immaculately maintained and extensively upgraded, this fully finished home offers nearly 2,400 sq.ft. of refined living space across three levels. The main floor features a bright, open layout with a stylish kitchen equipped with granite counters, sleek Samsung and Bosch appliances, and ample storage. Upstairs, you'll find three spacious bedrooms, a well-designed laundry area, and a generous bonus room with vaulted 10' ceilings—perfect for family movie nights or a quiet retreat. The primary suite impresses with its beautifully tiled walk-in shower, bench seating, and upgraded dual showerheads. The basement is professionally finished with a full bathroom, a large rec area, and a flex room ideal as a home office or guest bedroom. Thoughtful extras include allergy-conscious flooring, upgraded lighting and fixtures throughout, Hunter Douglas window coverings, a high-performance water softener, and Samsung steam laundry. Conveniently located in a quiet, established pocket of Sherwood with quick access to Stoney Trail, shopping, schools, and parks—this home offers comfort, function, and long-lasting value.