

## 116, 214 Sherwood Square NW Calgary, Alberta

**MLS # A2254376**



**\$355,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Sherwood                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,001 sq.ft.                       | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                                                                                                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                                                                                                              | <b>Condo Fee:</b> | \$ 490   |
| <b>Basement:</b>   | -                                                                                                                              | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Composite Siding, Stucco                                                                                                | <b>Zoning:</b>    | M-1 d125 |
| <b>Foundation:</b> | -                                                                                                                              | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** tv wall mounts (2)

2 Bedrooms | 2 Full Baths | 2 Titled Underground Parking Stalls | 2 Private Outdoor Spaces! Welcome to Unit #116 in the desirable community of Sherwood, NW Calgary! This rare ground-floor corner unit offers over 1,000 sq. ft. of luxury living with an oversized private deck plus a quiet concrete patio at the main entrance. Inside, you'll find a bright open-concept layout with a central kitchen, spacious living and dining areas, and large west-facing windows that flood the home with natural light. The kitchen is fully upgraded with stainless steel appliances, quartz countertops, island bar seating, high-gloss custom cabinetry, and LED pot lighting. Additional features include custom closet built-ins, window coverings throughout, and a dedicated 5x5 in-unit storage room. The dual primary-style bedroom design makes this home ideal for families, roommates, or guests. Both bedrooms are generously sized and include full ensuites: a 3-piece bathroom off the primary and a 4-piece bathroom for the secondary bedroom. The home also includes an in-unit laundry room, an extra front entry closet, and high-end finishes like laminate flooring and oversized ceramic tile. The development itself is beautifully built with stone, James Hardie siding, stucco, and brick accents. Residents enjoy visitor parking, a landscaped courtyard, bike storage, elevator access, and two titled underground stalls. Perfectly located just steps from a park, pond, and walking paths, and only minutes from public transit, major roadways, and shopping at Sage Hill Plaza, this home truly combines comfort, convenience, and style. Come see why Diseno in Sherwood is the perfect place to call home!