

**61 Sherwood Lane NW**  
**Calgary, Alberta**

**MLS # A2296277**



**\$469,900**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Level, Private, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<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>	Chandelier, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**VIEWS** extraordinaire—backing onto the ravine in the sought-after Timbers of Sherwood! This stunning modern 2-bedroom, 3-bathroom townhome shows like a showhome and has been meticulously maintained, featuring fresh paint, central air conditioning and designer lighting throughout. The bright, airy main living space is anchored by a stylish two-tone kitchen with quartz countertops, stainless steel appliances, and a gas range—perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom offers a feature wall and dual closets, while the second bedroom captures incredible ravine views and doubles perfectly as a home office. The garage is more than just parking, with ample room for storage, a workbench, bikes, and seasonal gear. Enjoy a park just steps away, easy access to Stoney Trail for commuting, and the added bonus of being in the Sir Winston Churchill High School catchment. With low condo fees and a well-run complex, this home delivers outstanding value in a quiet, highly desirable pocket of NW Calgary—a rare opportunity you won't want to miss.