

**302, 214 Sherwood Square NW**  
**Calgary, Alberta**

**MLS # A2306527**



**\$350,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

This beautiful and spacious 2 bedroom, CORNER UNIT condo features 9' ceilings, 23' private balcony, and VIEWS of the park! The open concept living area combines the spacious kitchen with detached island, dining room and living room with beautiful corner southwest facing windows. The owner's suite, which can easily fit a king sized bed, features a sizeable walk in closet and private ensuite. To complete this beautiful home there is a large 2nd bedroom and ample storage in the in-suite storage room. There are no carpets in this unit as laminate floors throughout was the builder upgrade. The biggest difference this building has to offer is it is a one apartment building development meaning less dense compared to others which have 3+ buildings. Also, great location with easy access to Stoney Trail and close to Walmart, Costco, Good Life and many other shops and restaurants!