

**1227, 1540 Sherwood Boulevard NW**  
**Calgary, Alberta**

**MLS # A2306813**



**\$278,880**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Front Drive, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Mail Key, Building/Garage FOB

Welcome to a home that feels like sunshine in the morning and calm at the end of a long day, nestled quietly in the sought-after northwest community of Sherwood. This beautifully updated two-bedroom, two-bathroom condo greets you with soft east-facing light that pours through the windows, creating a warm, uplifting atmosphere from the moment you step inside. Thoughtfully refreshed from top to bottom, the space features brand new luxury laminate plank flooring; stylish, resilient, and ready for real life, paired with fresh, modern paint that gives the entire home a fresh, polished feel. The open-concept design flows effortlessly, connecting the kitchen, dining, and living areas into one inviting, social space. Perfect for hosting friends, unwinding after work, or simply enjoying a quiet night in. The primary bedroom offers a private retreat, complete with a walkthrough closet featuring built-in organization and a full en suite that feels both functional and serene. A second bedroom and full bathroom provide flexibility for guests, a roommate, or that dreamy work-from-home setup you've been envisioning. Beyond the unit itself, this well-maintained building keeps life easy with an elevator, secure underground parking, and a standout feature rarely found here, your own private storage cage in the parkade (because extra space is never overrated). Step outside and you're just minutes from the energy and convenience of Beacon Hill Shopping Centre. Home to everything from groceries and fitness studios to cozy coffee spots and major retailers like Costco. With quick access to Stoney Trail, Sarcee Trail, and Shaganappi Trail, getting anywhere in the city feels refreshingly simple. Effortless, elevated, and filled with natural light! This is the kind of home that doesn't just check boxes, it sets the tone for your next chapter.