

# \$538,000 - 601, 218 Sherwood Square Nw, Calgary

MLS® #A2245126

**\$538,000**

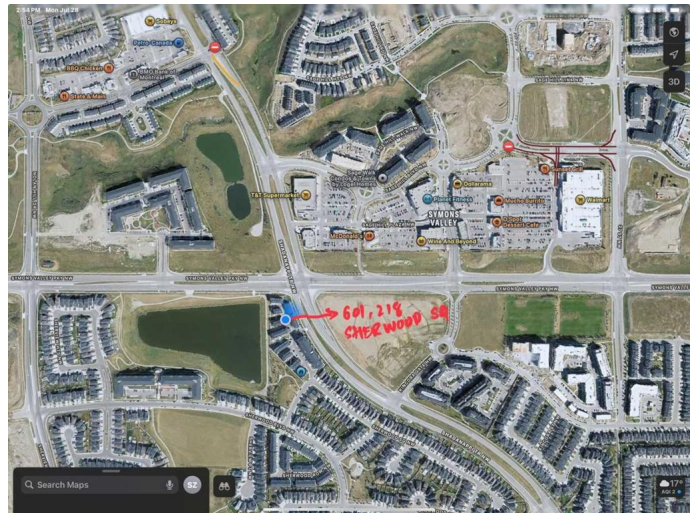
3 Bedroom, 3.00 Bathroom, 1,621 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

Click brochure link for more details\*\* Huge 1620sqft end unit with lots of daylight, 3 storey, built in 2017(3 Bedrooms + 2.5 Baths + 1 Entry Room + Attached Garage).

- This home features an open-concept floor plan with 3 bedrooms, 2.5 bathrooms, a large flex room on the entry, and an attached side-by-side double car garage.
- The main floor is spacious with a 10-foot ceiling, hardwood-patterned laminate flooring, and Energy Star dual-pane large windows that provide an abundance of all-day sun and natural light, making the space feel warm and inviting for gatherings and entertaining.
- On the third level, youâ€™™ll find 3 good-sized bedrooms, including a primary suite with an ensuite bath with a walk-in shower.
- The front porch leads to a spacious flex room with large windows offering views of the centrally landscaped courtyard and pond â€™™perfect for a home office or gym.
- Visitor parking right outside the front door.
- 9-10-9ft ceilings, open-concept floor plan is perfect for entertaining.
- Step out onto your private balcony and enjoy beautiful views of the green space & pondâ€™™perfect for BBQs, morning coffee, or unwinding with breathtaking Calgary sunsets.
- Located next to a peaceful park and scenic pond, youâ€™™ll love the natural surroundings and walking paths.
- Just minutes away from top amenities such as Walmart, T&T Supermarket, Costco, Tim Hortons, McDonald's, ATB, Scotia, RBC



banks, all at a walkable distance and with quick access to Stoney Trail.

- This location has it all - Symons Valley Parkway, Sarcee Trail, or Shaganappi Trail.Â Proximity to primary routes makes this area extremely accessible from anywhere in Calgary.
- Within Sir Winston Churchill High School boundaries.
- The Mattamy Greenway cycling trail is less than 1 km away.

Schools: 7 public & 6 Catholic schools serve this home. Of these, 13 have catchments.

There are 2 private schools nearby.

Parks & Rec: 3 playgrounds and 2 trails are within a 20-minute walk of this home

Transit: Bus stops on Shaganappi Trail are less than a 1-minute walkable distance & on Symons Valley Blvd. are less than 3 minutes of walkable distance.

Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245126      |
| Price          | \$538,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,621         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

Address 601, 218 Sherwood Square Nw

|             |          |
|-------------|----------|
| Subdivision | Sherwood |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3R 0Y2  |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Laundry, Other, Visitor Parking |
| Parking Spaces | 2                               |
| Parking        | Double Garage Attached          |
| # of Garages   | 2                               |



### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan |
| Appliances        | See Remarks                                   |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Basement          | None                                          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | City Lot, Corner Lot, Landscaped |
| Roof              | Flat                             |
| Construction      | Concrete, Stucco                 |
| Foundation        | Slab                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | M-1 d125         |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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