

# **\$325,900 - 1123, 1540 Sherwood Boulevard Nw, Calgary**

MLS® #A2250922

**\$325,900**

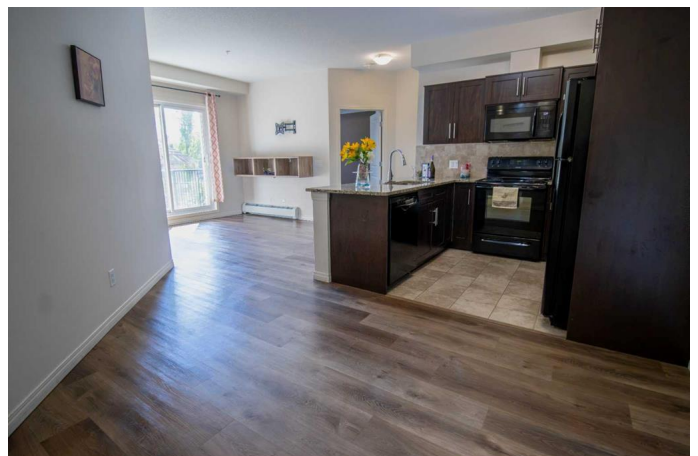
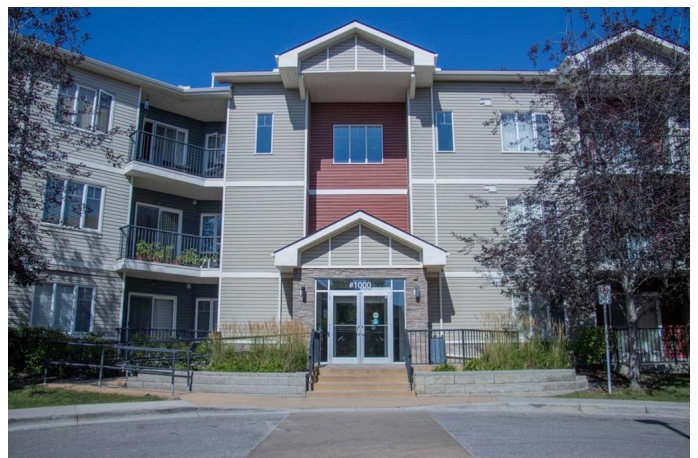
2 Bedroom, 2.00 Bathroom, 798 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

~Open House September 13th 11am - 2PM & September 14th 12pm- 3pm~ Welcome to this well maintained two bedroom, two bathroom unit located in the beautiful community of Sherwood! Located on the main floor for easy access for pet owners or older residents. The complex is equipped with a wheelchair ramp and visitor parking for guests. This unit features an open-concept living area and luxury vinyl plank flooring throughout. A beautiful kitchen with all black appliances, granite countertops and a breakfast bar. The primary bedroom comes with a walk-through closet and four-piece ensuite bathroom. There is also a second four-piece bathroom. The second bedroom is a good size and the closet has built in shelves. A large in-unit laundry/storage room with a stacked washer & dryer as well as shelves for convenience. One titled parking stall is included in a private underground heated parkade. This complex is within walking distance to Beacon Hills shopping complex which offers a variety of stores such as Costco, Canadian Tire, and H-Mart. A variety of restaurants and fast food, fitness, retail stores are also in close proximity. In addition, this complex is located near bike/walking paths, playgrounds and Catholic K-9 Blessed Marie-Rose school with easy access to Stoney trail. Contact your favourite Realtor to request a showing!

Built in 2012



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250922          |
| Price          | \$325,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 798               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1123, 1540 Sherwood Boulevard Nw |
| Subdivision | Sherwood                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3R 0K5                          |

## Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking                                    |
| Parking Spaces | 1                                                               |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Titled, Underground |
| # of Garages   | 1                                                               |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                              |
| Cooling           | None                                                                                |
| # of Stories      | 3                                                                                   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 14                  |
| Zoning         | M-1 d125            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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