

**1210, 1540 Sherwood Boulevard NW**  
**Calgary, Alberta**
**MLS # A2220574**

**\$334,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sherwood                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 835 sq.ft.                         | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Landscaped                         |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 473 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, Open Floorplan  |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this well-maintained apartment located in the desirable NW Calgary community of Sherwood. This spacious unit offers 2 generously sized bedrooms and 2 full bathrooms, making it perfect for small families, roommates, or anyone looking for comfortable, modern living. The open-concept layout features a bright living room that flows seamlessly into the dining area and kitchen, creating a great space for relaxing or entertaining. Large windows let in plenty of natural light, and the living room opens onto a private north-facing balcony, ideal for enjoying quiet mornings or evening sunsets. The unit also includes a convenient in-suite laundry area located on the main floor, adding to the overall functionality. A special underground parking spot is included, offering safety and protection from the elements year-round. Situated close to Beacon Hill Plaza, Costco, Walmart, restaurants, and other essential amenities, this location offers both comfort and convenience in a quiet, family-friendly neighborhood. Please call your favorite realtor to book a showing.