

**206 Sherwood Lane NW**  
**Calgary, Alberta**

**MLS # A2235711**



**\$387,800**

|                  |                                                      |               |                  |
|------------------|------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Sherwood                                             |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                   |               |                  |
| <b>Size:</b>     | 1,030 sq.ft.                                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                                    | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Concrete Driveway, Oversized, Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.01 Acre                                            |               |                  |
| <b>Lot Feat:</b> | Irregular Lot                                        |               |                  |

|                    |                                                    |                   |        |
|--------------------|----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 213 |
| <b>Basement:</b>   | None                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame, Wood Siding          | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Quartz Counters |                   |        |

**Inclusions:** N/A

Located in the very desirable neighborhood of Sherwood. This stylish two bedroom end-unit townhouse offers an open concept layout and an oversized attached garage. Step inside to a ceramic tile foyer that leads to a bright main floor featuring a modern kitchen with quartz countertops, sleek laminate flooring, and a full stainless steel appliance package, including an upgraded gas stove ideal for the family chef. The spacious dining area flows seamlessly into a sunny living room that opens onto your private balcony—complete with a privacy screen and a gas line for easy BBQing. Upstairs, you’ll find two generous bedrooms, convenient upper-floor laundry, and a well-appointed 4-piece bathroom. The primary bedroom offers comfort and functionality with his-and-hers closets. The oversized single garage provides ample storage space in front of your vehicle or can be transformed into a creative space like a man cave. The utility/furnace room is conveniently located through a side door in the garage. The seller is offering a \$5000 credit to the buyers for new carpet. Call today to book your showing.