

# \$449,000 - 77 Sherwood Row Nw, Calgary

MLS® #A2209778

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.02 Acres

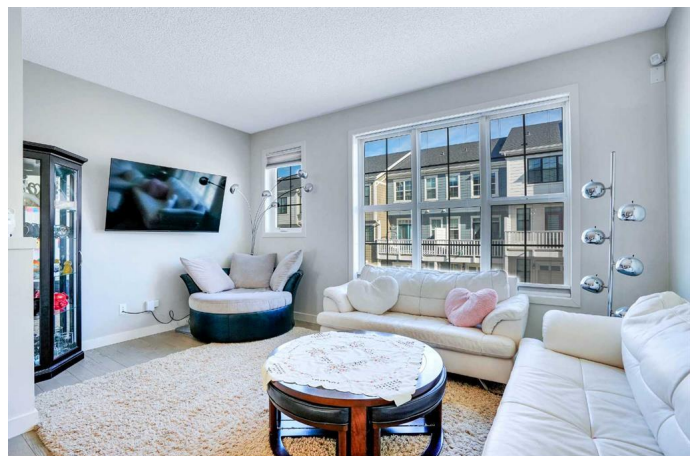
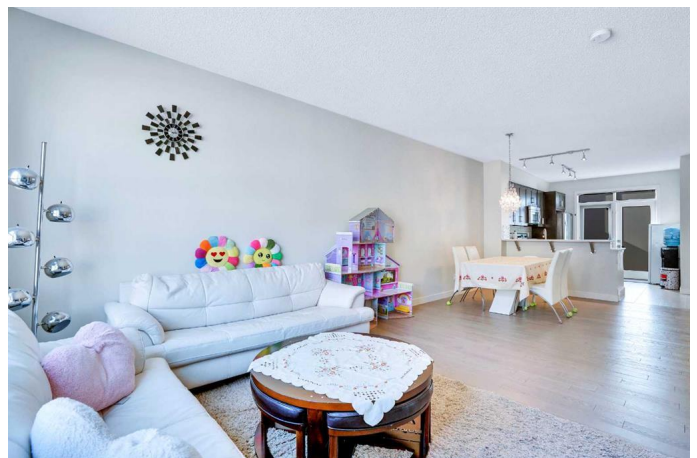
Sherwood, Calgary, Alberta

Welcome to this bright and spacious modern home locating in a quiet complex with almost 1300 sqf living space, The 9 foot ceilings open main floor plan is perfect for entertaining. Hardwood flooring in living and dining rooms, and kitchen with gorgeous quartz counter tops and stainless steel appliances. West facing deck connected to kitchen is great for sunset light. Both spacious bedrooms with full ensuite bathrooms and both with walk-in closets. Stacked washer and dryer upper floor in private closet. All upgrade LED lighting in bedrooms and bathrooms. Easy access to city transit and Stoney Trail. Great neighbours with nearby school, playground, parks and grocery stores (Costco, Walmart, H-Mart, T&T supermarket). Schedule your showing so don't miss out this amazing property.

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209778  |
| Price          | \$449,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,269     |
| Acres          | 0.02      |
| Year Built     | 2014      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 3 Storey      |
| Status   | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 77 Sherwood Row Nw |
| Subdivision | Sherwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 0X1            |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached, Insulated    |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer        |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Basement          | None                                                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | M-1             |

**Listing Details**

Listing Office               TREC The Real Estate Company

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