

# \$800,000 - 141 Sherwood Heights Nw, Calgary

MLS® #A2244559

**\$800,000**

4 Bedroom, 4.00 Bathroom, 1,820 sqft

Residential on 0.08 Acres

Sherwood, Calgary, Alberta

Welcome to this immaculately maintained 4-bedroom & 3.5 bath family home, where luxury and practicality meet. Designed for family comfort and extra income. This residence boasts a LEGAL BASEMENT and is just walking distance from the BEACON HILL shopping center. The heart of the home is the main floor, featuring an open-concept layout with a gourmet kitchen. Here you'll find stainless steel appliances, a gas stove, granite countertops, and a spacious pantry. The kitchen flows seamlessly into the dining area and living room, which is anchored by a cozy gas fireplace. From the dining room, you can step out onto a large deck with a scenic open view.

Upstairs, a spacious bonus room is perfect for family gatherings. This level also includes a luxurious master suite with a 5-piece ensuite, a well sized walk in closet, TWO additional good sized bedrooms, and another full bathroom. The home features elegant hardwood and tile flooring on the main level and plush carpet upstairs. There is a paved concrete walkway leading to the LEGAL SUITE , a full kitchen, a bedroom, full bath and its own laundry. This suite was previously rented for \$1,500 per month, providing an excellent opportunity for rental income. Additional highlights include a double attached garage and a prime location just minutes from Beacon Hill Centre, schools, and other amenities. This home is more than just a place to live—it's a smart investment in your family's future. Recent updates include



141 Sherwood Heights NW, Calgary, AB



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



NEW ROOF (2025). Certain schools that location is part of would be Sir Winston Churchill, Ranchlands and HD Cartwright school. Schedule a viewing today to see all that this exceptional property has to offer.

Built in 2013

**Essential Information**

MLS® #	A2244559
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.08
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	141 Sherwood Heights Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0L4

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Real Broker
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