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

MLS® #A2244559

# \$800,000

4 Bedroom, 4.00 Bathroom, 1,820 sqft Residential on 0.08 Acres

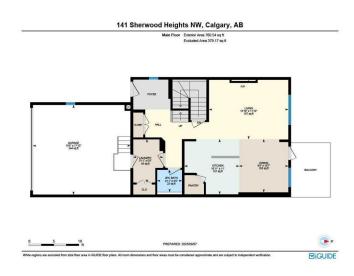
Sherwood, Calgary, Alberta

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 liveâ€"it's a smart investment in your family's future. Recent updates include







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

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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.