

\$878,000 - 109 Sherwood Way Nw, Calgary

MLS® #A2250764

\$878,000

4 Bedroom, 4.00 Bathroom, 2,128 sqft
Residential on 0.12 Acres

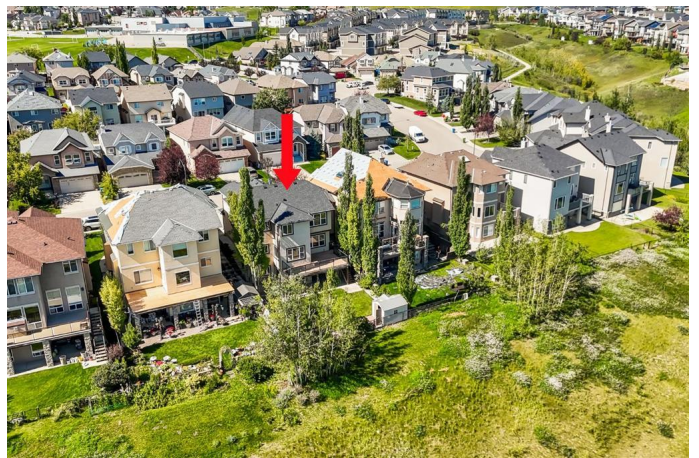
Sherwood, Calgary, Alberta

*****OPEN HOUSE SATURDAY 23 AUGUST
1PM TO 3PM*** RARE OPPORTUNITY â€“
BACKING ONTO GREENSPACE IN
SHERWOOD- WITH IMMEDIATE
POSSESSION!**

Lovingly maintained and smartly updated by the original owners, this 2-storey with WALKOUT basement offers 2,974 sq.ft. of total finished living space, 4 bedrooms, and 3.5 bathrooms. Homes in this sought-after location backing onto greenspace rarely come available!

Inside, youâ€™ll find fresh paint throughout, new vinyl plank flooring on the main level, new luxury vinyl tile in wet areas, brand-new carpet upstairs and basement, and new quartz counters, sinks, and taps in the kitchen and bathrooms. Other updates include a hot water tank (2019) and brand-new roof (March 2025).

The bright, open-concept main floor features 9 ft. ceilings, a spacious living room with cozy gas fireplace, and a dining area with big windows overlooking the backyard, greenspace, and views beyond. Step out to your large deck with composite boards, aluminum/glass railings, BBQ gas line, and stairs down to the yard. The kitchen is a chefâ€™s delight with quartz counters, wood cabinetry, professional-grade hood fan, corner windows, abundant storage, and a walkthrough pantry. A mudroom/laundry connects to the attached double garage, while



the grand entry with vaulted ceilings and wood/metal railing makes a striking first impression.

Upstairs, a sunlit family room with office nook offers flexible space. The primary suite features views over the greenspace, a walk-in closet, and a spa-inspired ensuite with quartz vanity, corner windows, jetted tub, separate shower, and private toilet. Two large bedrooms and a full bathroom complete this level, along with convenient linen storage.

The walkout basement offers a bright and versatile recreation room – perfect for kids to play, teens to game, or the whole family to gather – with doors leading to a covered patio and landscaped yard. You’ll also find a 4th bedroom, another full bathroom, and a tidy mechanical room with water softener.

Enjoy a beautifully landscaped backyard with handy storage shed, backing directly onto greenspace with pathways and ponds – the ideal blend of privacy and nature.

Located in the popular NW community of Sherwood, you’re close to shopping, transit, parks, and schools – and in the catchment area for Sir Winston Churchill High School. *** Book a viewing today and find out why this could be the smart move for you!

Built in 2005

Essential Information

MLS® #	A2250764
Price	\$878,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,128
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Sherwood Way Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1M8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2025

Days on Market 2

Zoning R-G

Listing Details

Listing Office 2% Realty

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