

# \$515,000 - 26 Sherwood Row Nw, Calgary

MLS® #A2220363

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.04 Acres

Sherwood, Calgary, Alberta

**HUGE 1758 sq ft END Unit | 3 Bedrooms +**

**Den & 2.5 Baths + Attached Garage**

This townhome offers tremendous value & an unbeatable location in the sought-after community of Sherwood. A rare opportunity to own a home of this size with 3 bedrooms, a main floor den, 2.5 bathrooms - all the space of a detached home with the ease of low-maintenance living! Attached garage with full driveway & visitor parking is right outside your door. The front of the home faces north, overlooking the expansive greenspace courtyard & includes the largest exclusive-use patio in the entire complex.

The entry-level offers a flexible bonus space - ideal for a home office/den, gym or playroom & includes a large walk-in closet. Additional storage is avail in the mechanical room that is tucked away in the garage.

Upstairs showcases 9-ft ceilings, high quality engineered hardwood & extra windows that flood the home with natural light. The open-concept floor plan is perfect for entertaining. Enjoy a modern kitchen with Caesarstone quartz counters, Whirlpool stainless appliances including a gas range & fridge with icemaker, pantry & an oversized centre island with breakfast bar (not found in any other unit). The spacious living room opens onto a huge balcony & includes a natural gas connection (Broil King BBQ included), offering even more room to relax outdoors. A tucked-away powder room & study nook complete this level.



On the third level youâ€™ll find 3 good-sized bedrooms, including a primary suite with an ensuite bath with walk-in shower, plus a full second bath & upper laundry - right where you need it most (with upgraded oversized Samsung machines)

LOCATION PERKS: Local schools are also nearby, making it a great option for families with children. Walkable to Blessed Marie-Rose School & moments to bus stops. Steps from parks, playgrounds & scenic walking/biking trails. Mins to Beacon Hill & Sage Hill shopping: Costco, Walmart, T&T, HomeSense, restaurants, banks & everything else you could possibly need. Quick access to Stoney Trail & Shaganappi Trail. 20 mins to downtown & 15 mins to airport. Nearby golf courses, dog-friendly pathways & family amenities & entertainment. This is the perfect home for families, professionals, or investors looking for space, function at unbeatable value. \*\*CHECK OUT 3D VIRTUAL TOUR\*\*

The Willows is an exceptionally well-managed complex with strong financials. Both the operating & reserve funds are healthy & condo fees remain low, making it a standout choice for long-term stability & value.

Built in 2015

### Essential Information

MLS® #	A2220363
Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.04
Year Built	2015
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	26 Sherwood Row Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1R7

### Amenities

Amenities	Park, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Garage Faces Rear, Rear Drive, Single Garage Attached, Enclosed
# of Garages	1

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Street Lighting, Treed
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	M-1

**Listing Details**

Listing Office                      Century 21 Masters

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