

**416, 214 Sherwood Square NW  
Calgary, Alberta**

**MLS # A2176697**



**\$365,000**

<b>Division:</b>	Sherwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

A rare find, this beautiful Diseno in Sherwood condo feels like a private penthouse and is easily the best apartment in the building with over 1000 sq. ft. of living space on the top corner, enjoying sweeping views to the west and north. As soon as you walk in, you will be struck by an airy aesthetic enhanced by the amazing natural light brought in by panoramic windows in the large living area. Sleek finishes include luxury vinyl plank floors, 9ft ceilings and high end lighting. In the upgraded kitchen, quartz counters and upgraded stainless appliances lend a chic vibe, and the massive eat-up island means conversations will flow effortlessly between areas as you entertain guests. A spacious balcony takes in the endlessly stunning Calgary skies, ideal for dining alfresco or winding down with the sunset. The primary bedroom offers a walk-in closet and a gorgeous ensuite, where the shower has both rainfall and detachable sprays as well as a bench. The second bedroom is also set up as a primary bedroom, complete with walk-through closets and a cheater ensuite with the main bathroom. In-suite laundry is a huge perk, and a large storage room with built-in shelving is perfect for all your extras. The parking stall in the heated underground parkade is another amazing feature of this unit, and the building also has secure bike storage. This community is one of Calgary's greenest, with parks, pathways, and natural areas all around. Enjoy views of the pond visible from your balcony, and is a picturesque area to take a stroll. Nearby schools are just a short drive away, and amenities are plentiful with Sage Hill Plaza in walking distance or hop in the car to find more in Beacon Hill. With primary routes right at your doorstep, commuting to work or visiting friends is easy, and this area is well-connected by public transit as well. The location at the north end of the city is fantastic for

getting to the airport or out to the mountains without worrying about traffic. See this one today!