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26 Sherwood Row NW  
Calgary, Alberta

MLS # A2220363



**\$515,000**

Division:	Sherwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,758 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Enclosed, Garage Faces Rear, Rear Drive, Single Garage		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 336
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Gas BBQ		

**\*\*OPEN HOUSE Saturday May 24 @ 1 - 3pm\*\*** 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 you'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.