

# \$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

**\*\*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 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, Rear Drive, Single Garage Attached, Enclosed, Garage Faces Rear
# 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	5

Zoning M-1

## **Listing Details**

Listing Office Century 21 Masters

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.