

# \$298,800 - 1310, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2084534

**\$298,800**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 3.27 Acres

Sherwood, Calgary, Alberta

Welcome to the TREO @ Beacon Heights, where convenience meets comfort in this charming, top floor unit. This lovely home offers you a world of possibilities right at your doorstep. Step inside and discover a well-designed open concept living space with high ceilings, a large kitchen with upgrades that include granite countertops, a formal dining area, two large bedrooms on opposite sides and the master bedroom with a walk in closet and an ensuite bath, another second full bath, a generous sized living room with access into your private balcony. Oh and did I mention titled underground parking? With its thoughtfully laid-out floor plan, this apartment maximizes every square foot, providing you with ample room to relax, work, and entertain. You'll find an abundance of stores and amenities, ensuring that your daily needs are always within reach. Grocery stores, restaurants, and cafes are in close proximity, offering a diverse array of dining and shopping options. For those who appreciate the outdoors, Sherwood boasts beautiful parks where you can unwind, have a picnic, or take a leisurely stroll. Families will appreciate the proximity to schools, making it easy for children to access quality education. And when it's time to commute, you'll find transit options just a stone's throw away, making your daily travels a breeze. Experience the epitome of city living in this delightful apartment unit, where comfort, convenience, and community come together to create the perfect place to



call home... it will not last so call today!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2084534      |
| Price          | \$298,800     |
| Sold Price     | \$275,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 831           |
| Acres          | 3.27          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1310, 1540 Sherwood Boulevard Nw |
| Subdivision | Sherwood                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3R 0K5                          |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Parking                        |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| # of Stories      | 3                                                                                                                |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Lighting                  |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2023 |
| Date Sold      | October 28th, 2023   |
| Days on Market | 29                   |
| Zoning         | M-1 d125             |
| HOA Fees       | 0.00                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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