

# \$489,900 - 13 Sherwood Lane Nw, Calgary

MLS® #A2121589

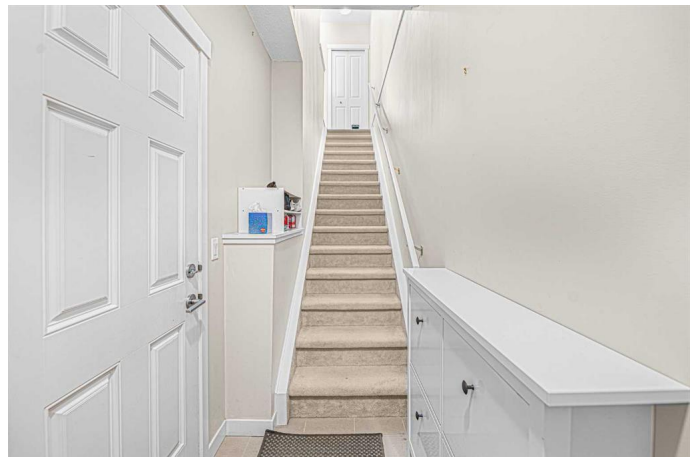
**\$489,900**

2 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.02 Acres

Sherwood, Calgary, Alberta

**\*REDUCED FOR A QUICK SALE\*** Stunning Designer Upgrades | Backs onto Tranquil Ravine Green Space | Unmatched Views | Balcony + Patio | Attached Tandem Garage! Step into luxury living with this impeccably maintained townhouse that backs onto a serene ravine green space. This residence showcases a harmonious blend of open-concept design and refined upgrades. Sunlight floods the interior through expansive windows, illuminating the chef-caliber kitchen, dining area, inviting living room, and a lavishly appointed master suite. Admire the contemporary Tudor architecture, highlighted by a northwest-facing balcony and patio overlooking the picturesque ravine. Effortless entertaining awaits with modern finishes throughout the open main level, upgraded vinyl plank flooring, a centre open kitchen, formal dining room accommodating large gatherings, and a living room with oversized sliding glass doors showcasing the ravine views. The upgraded chef's kitchen boasts stainless steel appliances, a gas stove, water line and ice dispenser fridge, elegant white quartz counters, a subway-tile backsplash, and contrasting cabinetry. Completing the main floor is a stylish powder room. Ascend the staircase to discover a spacious second level housing two large bedrooms, two baths, and convenient upper-floor laundry. The primary bedroom exudes sleekness with dual closets and an ensuite featuring an upgraded glass shower, quartz counters, a double vanity, and



recessed lighting. The secondary bedroom offers double closets and a neighboring three-piece bath. Nestled in Calgary’s NW quadrant, this residence is close to Beacon Hill, Stoney Trail, numerous parks, bike trails, playgrounds, and schools. Experience comfort year-round with air conditioning for those warm summer days. Don't miss the chance to schedule your private viewing today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2121589      |
| Price          | \$489,900     |
| Sold Price     | \$480,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,364         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 13 Sherwood Lane Nw |
| Subdivision | Sherwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0P1             |

**Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Snow Removal, Trash |
| Parking Spaces | 3                   |

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

## Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                  |
| Basement          | None                                                                                                                         |

## Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Storage                                                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | June 15th, 2024  |
| Days on Market | 64               |
| Zoning         | M-2              |
| HOA Fees       | 0.00             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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