

\$424,900 - 34 Sherwood Row Nw, Calgary

MLS® #A2255836

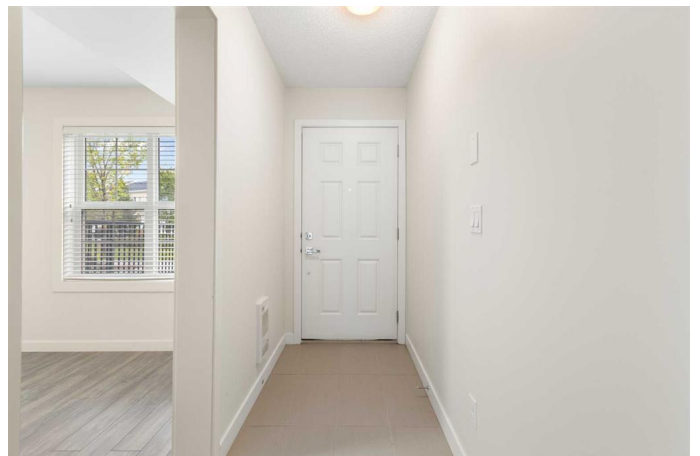
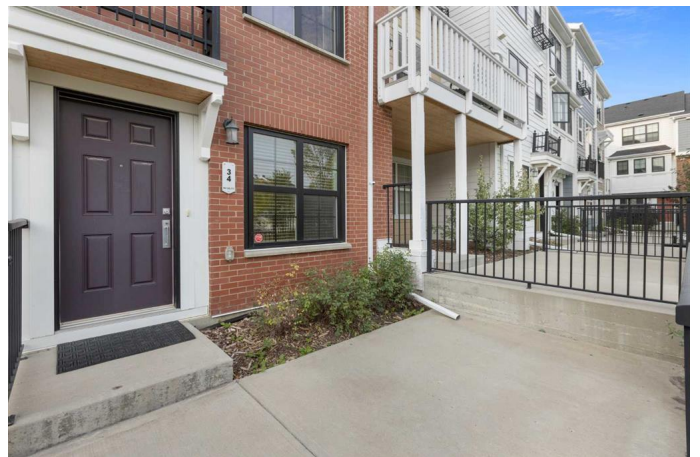
\$424,900

2 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.03 Acres

Sherwood, Calgary, Alberta

This beautiful 3 storey townhouse blends modern style with thoughtful design in the heart of Sherwood. A charming exterior of brick and composite siding sets the tone, while inside sophisticated finishes and a meticulously maintained interior create a move-in ready home. Dual outdoor spaces include a sunny back patio overlooking the landscaped courtyard, perfect for morning coffees or summer barbeques, plus a balcony with a gas line extending entertaining outdoors. Central air conditioning ensures year-round comfort and low condo fees cover exterior maintenance for an easy lock-and-leave lifestyle. The entry level offers flexibility with an attached garage that leads to a versatile flex space that can serve as a home office or hobby zone. On the main level, an open concept layout highlights hardwood flooring, neutral tones and an inviting living room with seamless access to the balcony. A stylish dining area with designer lighting flows into the kitchen where culinary inspiration abounds with granite countertops, full-height cabinetry, stainless steel appliances, a gas stove and a breakfast bar, all framed by an oversized window streaming in natural light. A convenient powder room completes this level. Upstairs, laundry is thoughtfully placed near both bedrooms. Each bedroom functions as a private retreat with dual closets and its own ensuite (one a 4 pc and the other a 3 pc) ideal for shared living arrangements or visiting guests. The oversized insulated garage adds



storage and convenience while the driveway provides additional parking. The location combines quiet residential living with quick access to extensive amenities including Beacon Hill, Creekside, Country Hills and Crowfoot shopping centres, while CrossIron Mills is a short drive away. Outdoor enthusiasts will appreciate proximity to Nose Hill Park and community walking paths, with golf courses and athletic facilities nearby. Commuting is effortless with access to Stoney Trail, Shaganappi Trail and Country Hills Boulevard. This is a rare opportunity to enjoy a stylish, low-maintenance lifestyle in a well-connected community!

Built in 2015

Essential Information

MLS® #	A2255836
Price	\$424,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,290
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	34 Sherwood Row Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1R7

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Insulated, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	7
Zoning	M-1 d125

Listing Details

Listing Office	eXp Realty
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