

# \$334,900 - 1326, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2212639

**\$334,900**

2 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

BEST VALUE UNDER \$350,000 | TOP FLOOR UNIT | UNDERGROUND PARKING | SEPARATE STORAGE LOCKER | Welcome to this immaculate 2-bedroom, 2-bathroom top-floor unit offering over 830 sq ft of stylish living space in the highly sought-after NW community of Sherwood. This open-concept home features 9'™ ceilings, sleek granite countertops, and a spacious living room with sliding glass doors that lead out to a west-facing balcony—perfect for enjoying the evening sun. The well-designed layout places the two generous-sized bedrooms on opposite sides of the unit, ensuring maximum privacy. The master bedroom boasts an ensuite and a convenient walkthrough closet. Additionally, you'll appreciate the in-suite laundry with ample storage space, making everyday living a breeze. This condo also comes with a separate storage locker and a titled underground parking stall, offering even more convenience. The location is truly unbeatable, with the Beacon Hill Shopping Centre just around the corner, along with schools, public transportation, parks, shopping, major roadways, and much more—all within close proximity. Don't miss out on this incredible opportunity, book your showing today!

Built in 2012

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2212639          |
| Price          | \$334,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 838               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1326, 1540 Sherwood Boulevard Nw |
| Subdivision | Sherwood                         |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3R 0K5                          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Parking |
| Parking Spaces | 1                                     |
| Parking        | Parkade, Stall, Underground           |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Other           |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 5                |
| Zoning         | M-1              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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