

# \$277,500 - 1108, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2195040

**\$277,500**

1 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

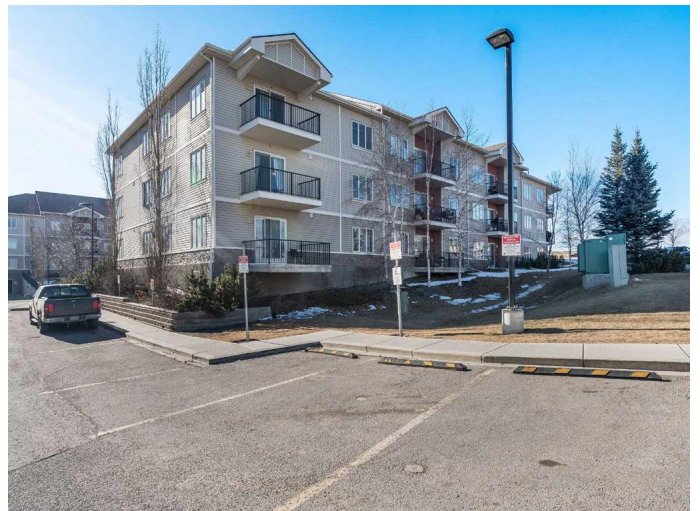
| MOTIVATED SELLER!!! | Welcome to easy, convenient living in the sought-after community of Sherwood! Are you a first time home buyer? This beautifully updated 1-bedroom, 1-bathroom main-floor condo offers a spacious OPEN CONCEPT layout designed for both comfort and functionality. Investor? How does a fully furnished, TURNKEY investment sound? All furniture can be included in the sale! Freshly upgraded with BRAND NEW LAMINATE FLOORING—say goodbye to that old carpet! The bright and airy living space flows seamlessly into the well-appointed kitchen, creating the perfect setting for relaxing or entertaining. One titled underground parking stall keeps your vehicle secure year-round, while the main floor location provides unbeatable ease—perfect for pet owners or anyone looking for step-free convenience. PRIME LOCATION! Just minutes from Beacon Hill Shopping Centre, where you™ find everything from groceries and dining to retail and fitness. With easy access to major roadways, getting around the city is a breeze. This is low-maintenance, lock-and-leave living at its best! Don™t miss your chance to own this fantastic unit in Sherwood—book your showing today!

Built in 2012

## Essential Information

MLS® #

A2195040



Price	\$277,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1108, 1540 Sherwood Boulevard Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0k5

### Amenities

Amenities	Other, Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range
Heating	Baseboard
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

### Additional Information

Date Listed	February 27th, 2025
Days on Market	77
Zoning	M-1

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.