

# \$469,900 - 31 Sherwood Lane Nw, Calgary

MLS® #A2247340

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.02 Acres

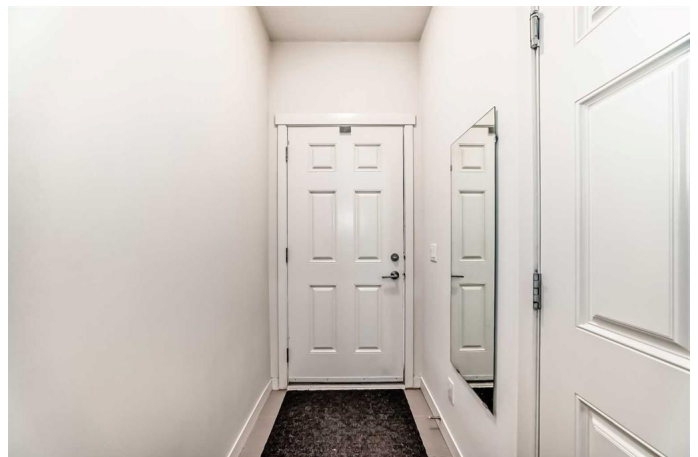
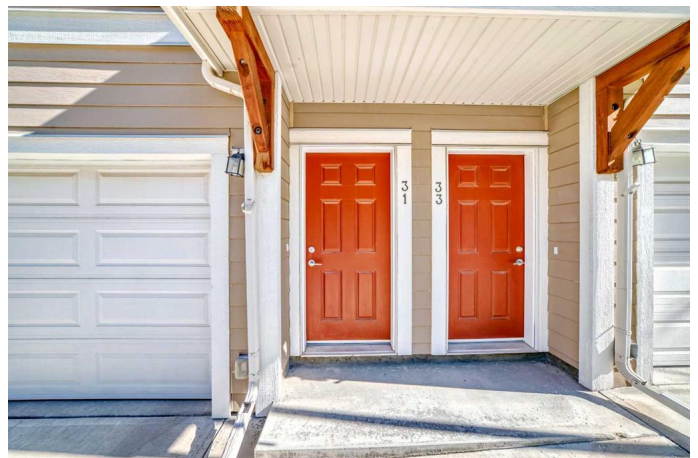
Sherwood, Calgary, Alberta

Welcome to 31 Sherwood Lane NW, a stunning home nestled in the sought-after community of Sherwood. This property features a bright and spacious open-concept floor plan with 9-foot ceilings and an abundance of natural light throughout. Enjoy the beautiful new vinyl flooring and upgraded cabinetry in the kitchen, blending style and function perfectly. One of the highlights of this home is the breathtaking mountain views, which you can enjoy from the comfort of your living space or backyard. Sir Winston Churchill High School is the designated high school, with the added convenience of direct bus service from the bus stop located right next to the unit. Situated in a prime location, this property offers easy access to Costco and Beacon Hill Shopping Centre for all your shopping needs. Don't miss the opportunity to own this beautiful home with stunning mountain views in one of Calgary's most desirable neighborhoods!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2247340  |
| Price      | \$469,900 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,352         |
| Acres          | 0.02          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 Sherwood Lane Nw |
| Subdivision | Sherwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 0V3             |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Visitor Parking                   |
| Parking Spaces | 2                                 |
| Parking        | Single Garage Detached, Oversized |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                     |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Basement          | None                                                                                            |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Concrete, Wood Frame                    |
| Foundation        | Poured Concrete                         |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 12th, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 7   |
| Zoning         | M-2 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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