

# \$475,000 - 986 Sherwood Boulevard Nw, Calgary

MLS® #A2267285

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,443 sqft  
Residential on 0.00 Acres

Sherwood, Calgary, Alberta

**\*\* Open House on Sunday (2025/11/02) 1:00 PM - 3:00 PM \*\*** Welcome to 986 Sherwood Boulevard NW, a beautifully maintained end-unit townhouse in one of Northwest Calgary's most desirable communities offering comfort, convenience, and modern upgrades in every detail!

Proudly owned by the original owner since new, this home shows true pride of ownership from top to bottom. Step inside to a bright and inviting open-concept main floor featuring contemporary plank flooring, neutral designer tones, and large windows that fill the home with natural light. The modern kitchen is equipped with stainless-steel appliances, rich cabinetry, and a spacious island, perfect for cooking, entertaining, or family gatherings.

Enjoy year-round comfort with central air conditioning, keeping every room cool and refreshing in the summer. Upstairs you'll find three generous bedrooms, including a primary suite with private ensuite, plus an upper-floor laundry for everyday ease. The lower level offers a tandem double attached garage with direct entry - ideal for two vehicles or extra storage.

Situated on a quiet street directly across from a school, this home also falls within the Sir Winston Churchill High School designation - one of Calgary's most sought-after high schools. Enjoy quick access to parks,



pathways, transit, major routes (Shaganappi & Stoney Trail), and nearby shopping at Beacon Hill.

This is a rare opportunity to move into a bright, upgraded Sherwood home where style, function, and location come together seamlessly. Simply move in and start living!

Built in 2017

### **Essential Information**

MLS® #	A2267285
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	986 Sherwood Boulevard Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0V3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	M-2

## Listing Details

Listing Office	Grand Realty
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