

# \$350,000 - 1326, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2206950

**\$350,000**

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 9â€™™ ceilings, sleek granite countertops, and a spacious living room with sliding glass doors that lead out to a west-facing balconyâ€”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, youâ€™™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 moreâ€”all within close proximity. Donâ€™™t miss out on this incredible opportunity, book your showing today!



Built in 2012

## Essential Information

MLS® #	A2206950
Price	\$350,000
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), Parking, Visitor 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 1st, 2025
Days on Market	2
Zoning	M-1

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.