131 Sherview Grove NW

Calgary | Active | MLS® A2344855

$764,999









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**2019**	**2,161 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

PRICE IMPROVEMENT!!! Welcome to this exceptional two-storey home with a double attached garage, perfectly tucked away on a quiet street and showcasing true pride of ownership throughout. Step inside to discover a bright and inviting open to below. Main floor featuring 9-foot ceilings, gleaming engineered hardwood flooring, large windows allowing an abundance of natural light. The spacious living room is highlighted by a cozy stone gas fireplace, elegant crown moulding, and a stunning custom panel feature wall, creating the perfect space to relax or entertain. The chef-inspired kitchen is designed to impress with quartz countertops, stainless steel appliances, soft-close cabinetry, pantry, a large central island, a built-in walkthrough pantry, and an impressive 66” fridge/freezer. A versatile bonus room on the main level provides additional living space, while the dedicated office is ideal for working from home. Completing the main floor is a functional mudroom with direct access to the double attached garage. The upper level offers an outstanding layout for families, featuring a dedicated theatre room for movie nights and entertainment.
The spacious primary retreat boasts a custom panel feature wall, a walk-in closet with upgraded wooden shelving, and a luxurious 5-piece ensuite. Two additional generously sized bedrooms, a full bathroom, and convenient upper-floor laundry complete this thoughtfully designed level. The professionally finished basement expands your living space with two additional bedrooms, LVP flooring, a stylish wet bar, and plenty of room for entertaining, guests, or multi-generational living. Outside, enjoy the beautifully maintained and extended backyard, offering ample space for outdoor gatherings, children to play, and everyday enjoyment. Significant recent upgrades include a new roof and siding (2024), air conditioning and air purifier. Ideally located close to parks, pathways, shopping, public transit, Costco, Home Depot, Canadian Tire, Walmart, restaurants, and within walking distance to schools, this move-in-ready home offers the perfect combination of luxury, comfort, and convenience. Listing photos include a combination of actual property photography and virtual renderings/staging intended to demonstrate potential use and design possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344855
Bedrooms	6
Bathrooms	4
Year Built	2019
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,161 sq. ft.
Main Level Finished Area:	1,047 sq. ft.
Below Grade Finished Area:	608 sq. ft.
Acreage:	No
Lot Area:	4,036 sq. ft.
Lot Frontage:	39'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	11
Year built:	2019 (Age: 7)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1512986
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Sherwood (Calgary)
Appliances:	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 8'11" × 6'2" ·
Main Floor	Family Room · 11'9" × 1'7" ·
Main Floor	Office · 11'9" × 7'9" ·
Main Floor	Kitchen · 14'5" × 11'6" ·
Main Floor	Living Room · 15'2" × 15'2" ·
Main Floor	Dining Room · 11'6" × 7'7" ·
Main Floor	Bedroom · 11'9" × 7'9" ·
Upper Level	Bedroom - Primary · 14'8" × 11'9" ·

Upper Level	Walk-In Closet · 11'2" × 4'11" ·
Upper Level	Laundry · 10'3" × 5'2" ·
Upper Level	Bonus Room · 12'10" × 11'2" ·
Upper Level	Bedroom · 11'9" × 11'2" ·
Upper Level	Bedroom · 13'1" × 10'4" ·
Basement	Living Room · 16' × 15'6" ·
Basement	Dining Room · 9'3" × 8'7" ·
Basement	Kitchen · 12'5" × 6'9" ·
Basement	Bedroom · 10'10" × 9'9" ·
Basement	Bedroom · 12'11" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/131-sherview-grove-nw-calgary-a2344855/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.