1334 1540 Sherwood Boulevard NW

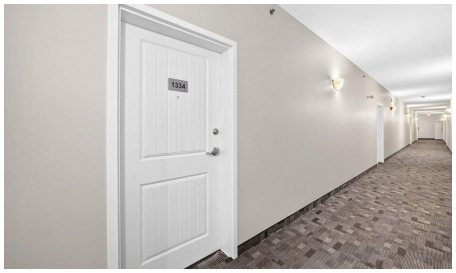
Calgary | Active | MLS® A2358037

$249,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2011**	**584.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Seller Direct Real Estate

A closer look

Bright and tranquil retreat within Sherwood, Calgary's NW community, embodied by this well maintained apartment offering a rare combination of convenience and value. Situated within a low rise structure, this single level unit provides 584.5 square feet of living space, complete with one bedroom and one full bathroom, ideal for those seeking simplicity and comfort. Residents enjoy the added benefit of low condo fees, making this property exceptionally appealing for first-time homebuyers or investors. Inside, granite countertops and plenty of counter and cupboard space. Flooring is ceramic tile and carpet and there is ample storage within the unit and a single underground heated stall providing practicality and peace of mind. This top floor apartment offers an elevated perspective and complemented by a balcony for enjoying fresh air. Conveniently situated near shopping and community amenities, this apartment also boasts elevator access within the building, ensuring accessibility for everyone. The inclusion of an In Unit Laundry Room provides added convenience to your daily routine, with stacked washer and dryer included.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358037
Bedrooms	1
Bathrooms	1
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	584.5 sq. ft.
Main Level Finished Area:	584.5 sq. ft.
Condo Fee:	$363.00

Condo Fee Includes:	Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Southwest
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2011 (Age: 15)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1210258
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None

Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Treo @ Beacon Heights
Community:	Sherwood (Calgary)
Amenities:	Elevator(s)
Appliances:	Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Kitchen · 9'10" × 8'10" ·
Main Floor	Entrance · 4'11" × 4'5" ·
Main Floor	Dining Room · 6'3" × 6'1" ·
Main Floor	Living Room · 14'2" × 11'10" ·
Main Floor	Bedroom - Primary · 10'11" × 10'9" ·
Main Floor	Laundry · 7'7" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Storage

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1334-1540-sherwood-boulevard-nw-calgary-a2358037/

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

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