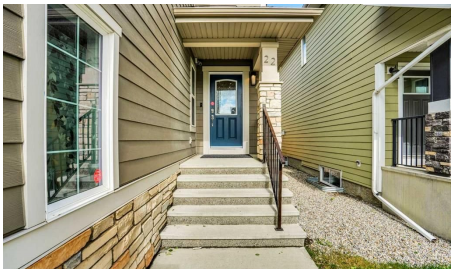
22 Sherwood Road NW

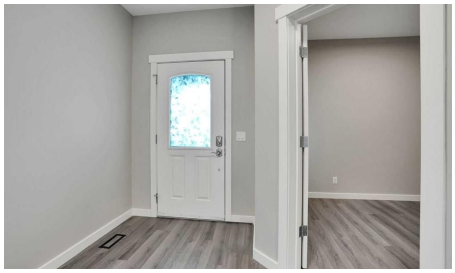
Calgary | Active | MLS® A2318322

$869,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**2,429.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Move in ready! Welcome to this well maintained 3-bedroom, 2.5-bath home in the sought-after community of Sherwood, offering over 2,400 sq ft of comfortable living space with stylish finishing and functional space designed for your family. Step inside the open concept 9-foot ceilings with gleaming LVP floorings flowing through the Main and Upper Level. A generous Den provides the perfect home office or flexible space near the entrance. The gourmet Kitchen and Dining area seamlessly connected. Kitchen features a centre island, granite countertops, stainless steel appliances, full-height cabinetry, a walk-through pantry provides ample storage space. Patio door from Dinning Room leads to your rear patio in the fenced private yard. On the upper level, a large Bonus room with impressive, vaulted ceiling providing excellent space for family gatherings or entertainment. Primary bedroom featuring a luxurious 5-pcs ensuite with two separate vanities and granite countertops plus a well designed make up desk, his and her walk-in closets, soaking tub and separate shower. Two additional well-sized bedrooms and a 4-piece bath serves the upper level, with a convenient laundry room featured with a functional laundry sink completing this floor. The unfinished basement with over 600 sq. ft. insulated drywall finished offers unlimited potential for future development, providing flexibility recreation and additional bedroom space. The insulated good sized double garage provides over height ceiling with built in shelves for lots of storage. Located in a family-friendly community offers walking distance to parks and access to the magnificent greenspace and scenic walking paths, proximity to schools, parks, playgrounds, shopping, dining, and transit. Easy access to major routes including Stoney Trail and Country Hills Boulevard provides convenient commuting throughout the city. This is a rare opportunity to own a beautifully-maintained home in one of Calgary's most desirable Northwest communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318322
Bedrooms	3
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,429.96 sq. ft.
Main Level Finished Area:	1,030.81 sq. ft.
Upper Level Finished Area:	1,399.15 sq. ft.
Acreage:	No
Lot Area:	3,856 sq. ft.
Lot Frontage:	34'2"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Plan:	1113462
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	See Remarks, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Insulated
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Sherwood (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Water Heater, Humidifier, Range Hood, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'5" × 12'1" ·
Main Floor	Dining Room · 12'10" × 9' ·
Main Floor	Kitchen · 14'10" × 12'1" ·
Main Floor	Den · 11'3" × 9' ·
2nd Floor	Bedroom - Primary · 15'5" × 12' ·
2nd Floor	Bedroom · 12'4" × 10'8" ·
2nd Floor	Bedroom · 12' × 9'8" ·
2nd Floor	Laundry · 9'8" × 6'7" ·
2nd Floor	Bonus Room · 19' × 11'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-1N
Listed Date:	Jun 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-sherwood-road-nw-calgary-a2318322/

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