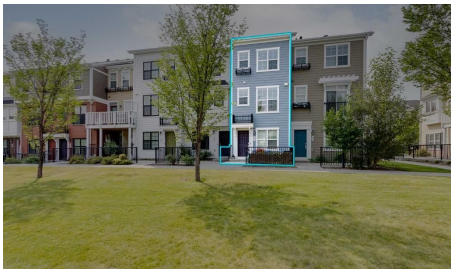
42 Sherwood Row NW

Calgary | Active | MLS® A2358575

$379,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,314.35 sq. ft.**

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Listed by Real Broker

A closer look

Located in the family friendly community of Sherwood, this three storey row townhouse offers over 1,300 square feet of developed living space with two bedrooms, 2.5 bathrooms, a tandem attached garage, and a great location fronting onto green space. An outdoor patio provides additional space to enjoy the surroundings, while visitor parking is conveniently located just steps from the front door. The main living level features an open concept layout with vinyl plank flooring and large windows that bring in plenty of natural light. The living room opens onto a private balcony with a BBQ gas line, extending the living space outdoors. The dining area flows into the kitchen, which features granite countertops, stainless steel appliances, white cabinetry, and an eating bar with seating. A two piece powder room completes this level. Upstairs, the dual primary bedroom layout provides excellent flexibility for couples, roommates, guests, or a home office setup. Both bedrooms feature two closets and their own private ensuite. One includes a four piece bathroom, while the second offers a three piece ensuite with an oversized shower and built in seat. Full size stacked laundry is conveniently located on the upper floor alongside the bedrooms. Additional features include composite siding and low condo fees. Pets are permitted with board approval. The location offers an ideal balance of residential surroundings and convenient access to everyday amenities. Sherwood Park is just steps away, along with additional parks, playgrounds, athletic fields, and an extensive network of walking and cycling pathways. Blessed Marie-Rose School is nearby, and shopping, dining, groceries, and services are only minutes away at Sage Hill Crossing, Beacon Hill and Creekside Shopping Centre, including Costco, Walmart, and T&T Supermarket. Country Hills and Crowfoot offer even more options, while CrossIron Mills is a short drive away. Nose Hill Park, golf courses, and recreational facilities are also within easy reach. With quick access to Stoney Trail, Shaganappi Trail, and Country Hills Boulevard, getting around Calgary is convenient, while nearby public transit provides another option for commuting. This well situated townhouse combines a functional floor plan, outdoor space, and excellent access to northwest Calgary amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358575
Bedrooms	2
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,314.35 sq. ft.
Main Level Finished Area:	721 sq. ft.
Upper Level Finished Area:	593 sq. ft.
Condo Fee:	$288.18
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,108 sq. ft.
Lot Frontage:	14' 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1511322
Heating:	Forced Air, Natural Gas

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Garage Faces Rear, Single Garage Attached, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Hall, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Willow
Community:	Sherwood (Calgary)
Amenities:	Picnic Area, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	None
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Dogs OK

Main Floor	Foyer · 13'6" × 4'4" ·
2nd Floor	Dining Room · 9' × 8'11" ·
2nd Floor	Kitchen · 14'8" × 8'11" ·
2nd Floor	Living Room · 14'7" × 13'4" ·
3rd Floor	Bedroom · 13'7" × 13'5" ·
3rd Floor	Bedroom - Primary · 13'5" × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Pantry, Recessed Lighting
Exterior Features:	None
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Fruit Trees/Shrub(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-sherwood-row-nw-calgary-a2358575/

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