45 Sherwood View NW

Calgary | Active | MLS® A2334147

$899,786









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2006**	**2,849.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

OPEN HOUSE ON SATURDAY 21 NOVEMBER BETWEEN 1:00 PM TO 3:00 PM. Beautifully maintained 4-bedroom + den, 4-bathroom home with an oversized double garage, ideally located on a quiet cul-de-sac in the highly sought-after Sherwood community of NW Calgary. This bright and inviting home features stucco and an open-concept layout, a gourmet kitchen with KitchenAid appliances, spacious living and dining areas, and large windows that fill the space with natural light. The fully finished basement offers additional living space, perfect for extended families or personal use. Recent upgrades include a new roof and all exterior work (2026), engineered hardwood, vinyl plank flooring, fresh paint, modern pot lights, and more. Enjoy a private backyard while being just minutes from top-rated schools, parks, playgrounds, and shopping. A perfect blend of comfort, style, and convenience-don’t miss this one!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334147
Bedrooms	4
Bathrooms	3
Year Built	2006
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:	2,849.6 sq. ft.
Acreage:	No
Lot Area:	5,263 sq. ft.
Lot Frontage:	12'5"

Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2006 (Age: 20)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0412848
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached

Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Sherwood (Calgary)
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 12'6" ·
Main Floor	Living Room · 16'4" × 14'2" ·
Main Floor	Breakfast Nook · 18'5" × 11'11" ·
Main Floor	Kitchen · 15'11" × 10'11" ·
Main Floor	Laundry · 8'5" × 6'5" ·
Main Floor	Mud Room · 17'6" × 8'10" ·
2nd Floor	Family Room · 24'1" × 13'9" ·
2nd Floor	Bedroom · 16'10" × 9'11" ·
2nd Floor	Bedroom · 16'9" × 9'5" ·
2nd Floor	Bedroom - Primary · 18'6" × 15'11" ·
2nd Floor	Walk-In Closet · 11'3" × 5'6" ·
2nd Floor	Office · 10'2" × 6'9" ·
Basement	Game Room · 35'11" × 17'10" ·
Basement	Bedroom · 13'4" × 13'1" ·
Basement	Furnace/Utility Room · 17'8" × 15'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/45-sherwood-view-nw-calgary-a2334147/

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