

# \$878,000 - 109 Sherwood Way Nw, Calgary

MLS® #A2250764

**\$878,000**

4 Bedroom, 4.00 Bathroom, 2,128 sqft  
Residential on 0.12 Acres

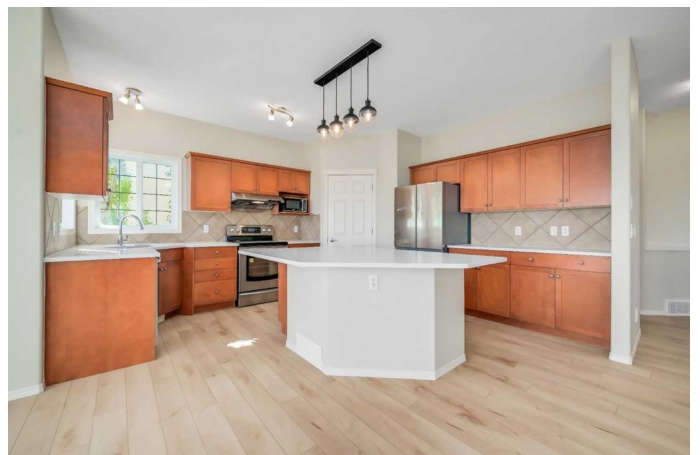
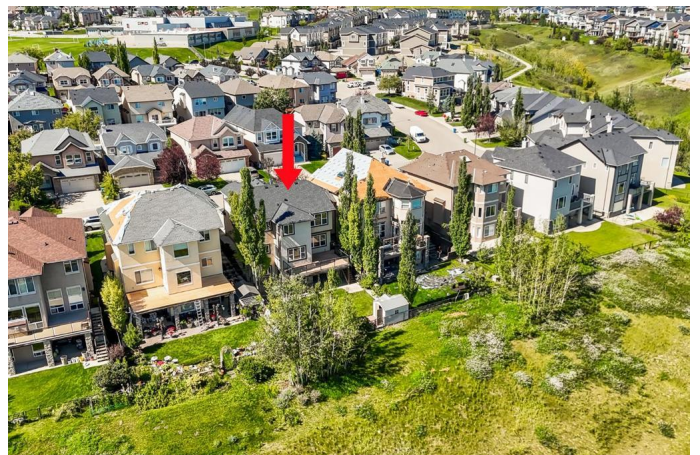
Sherwood, Calgary, Alberta

**\*\*\*OPEN HOUSE SATURDAY 23 AUGUST  
1PM TO 3PM\*\*\* RARE OPPORTUNITY â€“  
BACKING ONTO GREENSPACE IN  
SHERWOOD- WITH IMMEDIATE  
POSSESSION!**

Lovingly maintained and smartly updated by the original owners, this 2-storey with WALKOUT basement offers 2,974 sq.ft. of total finished living space, 4 bedrooms, and 3.5 bathrooms. Homes in this sought-after location backing onto greenspace rarely come available!

Inside, youâ€™ll find fresh paint throughout, new vinyl plank flooring on the main level, new luxury vinyl tile in wet areas, brand-new carpet upstairs and basement, and new quartz counters, sinks, and taps in the kitchen and bathrooms. Other updates include a hot water tank (2019) and brand-new roof (March 2025).

The bright, open-concept main floor features 9 ft. ceilings, a spacious living room with cozy gas fireplace, and a dining area with big windows overlooking the backyard, greenspace, and views beyond. Step out to your large deck with composite boards, aluminum/glass railings, BBQ gas line, and stairs down to the yard. The kitchen is a chefâ€™s delight with quartz counters, wood cabinetry, professional-grade hood fan, corner windows, abundant storage, and a walkthrough pantry. A mudroom/laundry connects to the attached double garage, while



the grand entry with vaulted ceilings and wood/metal railing makes a striking first impression.

Upstairs, a sunlit family room with office nook offers flexible space. The primary suite features views over the greenspace, a walk-in closet, and a spa-inspired ensuite with quartz vanity, corner windows, jetted tub, separate shower, and private toilet. Two large bedrooms and a full bathroom complete this level, along with convenient linen storage.

The walkout basement offers a bright and versatile recreation room – perfect for kids to play, teens to game, or the whole family to gather – with doors leading to a covered patio and landscaped yard. You’ll also find a 4th bedroom, another full bathroom, and a tidy mechanical room with water softener.

Enjoy a beautifully landscaped backyard with handy storage shed, backing directly onto greenspace with pathways and ponds – the ideal blend of privacy and nature.

Located in the popular NW community of Sherwood, you’re close to shopping, transit, parks, and schools – and in the catchment area for Sir Winston Churchill High School. \*\*\* Book a viewing today and find out why this could be the smart move for you!

Built in 2005

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2250764  |
| Price      | \$878,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |             |
|----------------|-------------|
| Square Footage | 2,128       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 109 Sherwood Way Nw |
| Subdivision | Sherwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3R 1M8             |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Vinyl Windows                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                        |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Stucco, Wood Frame                                                                                             |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 22nd, 2025  
Days on Market                4  
Zoning                              R-G

**Listing Details**

Listing Office                    2% Realty

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