

# \$869,000 - 109 Sherwood Road Nw, Calgary

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MLS® #A2252919

**\$869,000**

3 Bedroom, 3.00 Bathroom, 2,264 sqft

Residential on 0.11 Acres

Sherwood, Calgary, Alberta

Welcome to this extraordinary WALK-OUT home located in the most sought-after community of Sherwood. This beautifully appointed home offers the perfect balance of luxury, comfort, and function. Featuring 3 generously sized bedrooms and 2.5 bathrooms, every detail has been designed with family living in mind. The heart of the home is the open-concept gourmet kitchen, complete with modern finishes and a seamless flow into the dining and living areas. The impressive OPEN-TO-ABOVE living room boasts soaring ceilings and expansive windows, filling the space with natural light and creating a sense of elegance and grandeur. Upstairs, the well-planned layout offers spacious bedrooms and a private retreat for relaxation. Step outside to a sunny SOUTH-FACING backyard that backs directly onto a tranquil GREENBELT, offering privacy, open views, and the perfect setting for outdoor gatherings. With its premium location, stunning design, and unmatched setting, this home represents one of the finest opportunities in Sherwood. Don't miss your chance—book your private showing today!



Built in 2013

## Essential Information

MLS® #                      A2252919

Price                        \$869,000

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,264       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109 Sherwood Road Nw |
| Subdivision | Sherwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3R 0P1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                             |
| Heating           | Central, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                     |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Unfinished, Walk-Out                                                                                                           |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Dock, Playground, Private Entrance, Private Yard                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behind, Private, Views |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Metro Benchmark Real Estate Ltd. |
|----------------|----------------------------------|

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