

# \$450,000 - 12 Sherwood Row Nw, Calgary

MLS® #A2245158

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.03 Acres

Sherwood, Calgary, Alberta

Welcome to your like-new townhome in The Willow, a sought-after complex in the quiet and family-friendly community of Sherwood. This air-conditioned 3-bedroom, 2.5-bathroom end unit offers over 1,300 square feet of thoughtfully designed living space, filled with natural light thanks to extra windows only an end unit can provide.

The main floor features a modern open-concept layout with 9-foot knockdown ceilings and handsome engineered hardwood flooring. The chef's kitchen is the heart of the home, showcasing quartz countertops, a gas stove, oversized island, large walk-in pantry, and plenty of prep space for cooking and entertaining. Just off the kitchen, enjoy a spacious balcony with peaceful views of the playpark – perfect for morning coffee or evening relaxation.

Upstairs, you'll find three generous bedrooms, including a primary suite with ensuite bathroom, as well as the convenience of upstairs laundry. The home is carpet-free on both the stairs and upper level, offering a clean and modern finish throughout.

The double attached garage includes a rare window at the rear, making it an ideal flex space for a home gym, workshop, or office setup. Smart home upgrades include a Nest thermostat and app-controlled lighting. This unit is ideally situated within the complex,



facing a quiet courtyard with green space and visitor parking just steps from the front door.

With low condo fees, excellent management, and unbeatable access to parks, schools, walking and cycling paths, and nearby shopping including Beacon Hill, Sage Hill, and Creekside, this is a turnkey opportunity in a well-connected NW location. Quick access to Shaganappi and Stoney Trail makes commuting anywhere in the city a breeze.

Be sure to check out the 3D virtual tour – this one is worth a closer look.

Built in 2015

### **Essential Information**

MLS® #	A2245158
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	12 Sherwood Row Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0X1

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized, Tandem
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony, Courtyard, Playground
Lot Description	Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 4th, 2025
Zoning	M-1 d125

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.