\$849,900 - 22 Sherwood Common Nw, Calgary

MLS® #A2213083

\$849,900

3 Bedroom, 3.00 Bathroom, 2,649 sqft Residential on 0.12 Acres

Sherwood, Calgary, Alberta

Welcome to 22 Sherwood Common NWâ€"a beautifully maintained 2,649 sq ft single-family home nestled in the prestigious and family-friendly community of Sherwood.

As you step inside, you're greeted by an elegant spiral staircase and soaring high ceilings in the formal living room, setting a sophisticated tone. The main floor offers a formal dining room perfect for gatherings, a functional den ideal for working from home, and a full 3-piece bathroom with a shower for added convenience.

Flowing into the heart of the home, you'II find a cozy family room with a gas fireplace, creating a warm ambiance. The well-appointed kitchen features stainless steel appliances, a central island, and a bright breakfast nook, perfect for family mornings.

Upstairs, you'II discover three generously sized bedrooms plus a spacious bonus room. The primary suite offers a relaxing retreat with double vanities, a dedicated make-up area, a soaker tub, and a separate shower. Two additional bedrooms and a full bathroom complete the upper level.

Additional highlights include a fully fenced backyard, concrete side walkway, and a walk-out basement with large windowsâ€"flooded with natural light and offering excellent potential for future







development.

This home also falls within the catchment for the highly sought-after Sir Winston Churchill High School. With convenient access to Stoney Trail, Sarcee Trail, nearby amenities, parks, and shopping, this home is a perfect choice for families looking for both comfort and convenience.

Built in 2005

Essential Information

MLS® # A2213083 Price \$849,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,649 Acres 0.12

Year Built 2005

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 22 Sherwood Common Nw

Subdivision Sherwood

City Calgary

County Calgary

Province Alberta

Postal Code T3R 1P6

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 4

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz

Counters

Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Has Basement

Fireplaces Gas

Basement Full, Unfinished, Walk-Out

Yes

Exterior

Exterior Features Private Yard
Lot Description Landscaped

Roof Asphalt Shingle Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 3

Zoning R-G

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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