

# \$519,900 - 33 Sherwood Lane Nw, Calgary

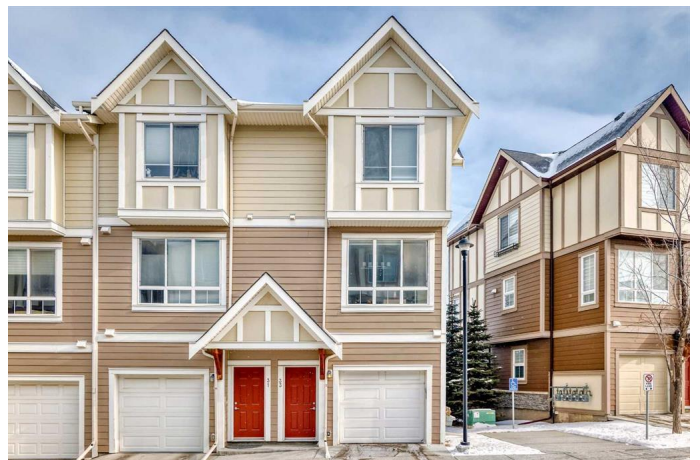
MLS® #A2212258

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,613 sqft  
Residential on 0.03 Acres

Sherwood, Calgary, Alberta

Spacious End-Unit Townhome with Valley Views - This 1,613 sqft end-unit townhome in The Timbers combines functional design with natural serenity, offering three bedrooms, a den (office), 2.5 bathrooms, and an oversized single garage. The property's defining feature is its unobstructed views of Symons Valley, visible from the balcony, primary bedroom, and patio—each framing the ravine's treed landscape with no rear neighbors. The main floor presents an open-concept layout where a kitchen equipped with stainless steel appliances (including a gas stove), quartz countertops, and a central island transitions seamlessly into a dining area and living room. Large windows and a good-sized balcony enhance natural light and provide elevated sightlines to the ravine. A 2-piece bathroom completes this level. Upstairs, the primary bedroom comes with a walk-in closet and a 3-piece ensuite, complemented by two additional bedrooms, a full bathroom, and a conveniently located laundry area. Recent (2023) updates include durable LVP flooring, new painting, and a new air conditioning system. The lower level includes direct access to the garage and a finished den—a flexible area adaptable as a home office, gym, or hobby room. The den opens to a private patio, extending living space outdoors while maintaining seamless valley views. Situated in a well-managed complex with low condo fees, the property falls within the Sir Winston Churchill High School



designated zone, with Blessed Marie Rose Elementary School steps away. Retail hubs (Beacon Hill's Costco, Sage Hill's Walmart) are a 5-minute drive, while Shaganappi Trail and Stoney Trail ensure efficient commuting. For those seeking ample living space paired with practical updates and efficient design—where private valley vistas, great school access, and nearby shopping converge—33 Sherwood Lane proves a compelling choice.

Built in 2015

### Essential Information

MLS® #	A2212258
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,613
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	33 Sherwood Lane Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R0V3

### Amenities

Amenities	Playground
Parking Spaces	1

Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	7
Zoning	M-2

### **Listing Details**

Listing Office	Skyrock
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