

# \$344,000 - 1227, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2266661

**\$344,000**

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

Welcome to this beautifully refreshed two-bedroom, two-bathroom condo tucked into the peaceful and sought-after community of Sherwood in NW Calgary. Bathed in morning light, this east-facing home offers a bright and cheerful ambiance that instantly feels inviting.

Inside, you'll appreciate the thoughtful updates throughout including brand new luxury laminate plank flooring (pet, renter & child proof flooring) which adds a modern, extra durable touch underfoot, while fresh paint throughout gives every room a crisp, move-in-ready appeal. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it an ideal space for both everyday living and entertaining.

The primary bedroom features its own private ensuite, while the second bedroom and full bath offer flexibility for guests, roommates, or a comfortable home office setup.

This quiet, well-maintained building offers the convenience of an elevator, secure underground parking, and an extra storage cage in the parking garage which is a rare and valuable feature that most units in the complex don't include.

Outside your door, you're just minutes from all the shopping, dining, and services that Beacon Hill/Heights Shopping District has to offer. From groceries and fitness studios to



cozy cafes and big-box retailers like Costco. Easy access to major routes like Stoney Trail, Sarcee, and Shaganappi Trail keeps commuting effortless, whether you’re heading downtown or exploring Calgary’s northwest.

Come discover the perfect blend of modern comfort, everyday convenience, and bright, welcoming style in this Sherwood condo, a home that checks every box for those who value simplicity and sophistication in a vibrant community.

Built in 2012

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2266661          |
| Price          | \$344,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 800               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 1227, 1540 Sherwood Boulevard Nw |
| Community   | Sherwood                         |
| Condo       | Treo @ Beacon Heights            |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3R 0K5                          |

**Amenities**

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Gazebo, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking                                                                       |
| Parking Spaces | 1                                                                                                                                                                  |
| Parking        | Additional Parking, Driveway, Front Drive, Garage Faces Front, Heated Garage, Insulated, Parkade, Secured, Single Garage Attached, Titled, Underground, Unassigned |
| # of Garages   | 1                                                                                                                                                                  |

## Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked                                                                                                                |
| Heating           | Baseboard                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                              |
| # of Stories      | 3                                                                                                                                                                                 |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Courtyard, Uncovered Courtyard |
| Construction      | Concrete, Vinyl Siding, Wood Frame      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 7                  |
| Zoning         | M-1 d125           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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