

# \$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 NW—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™ll 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™ll 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 windows—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                                                                       |
| Fireplaces        | Gas                                                                     |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished, Walk-Out                                              |

## 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 | 2                |
| Zoning         | R-G              |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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