

\$325,000 - 1227, 1540 Sherwood Boulevard Nw, Calgary

MLS® #A2266661

\$325,000

2 Bedroom, 2.00 Bathroom, 800 sqft

Residential on 0.00 Acres

Sherwood, Calgary, Alberta

****NEW PRICE IMPROVEMENT**** Welcome to this beautifully updated 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, youâ€™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 donâ€™t include.

Outside your door, youâ€™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	\$325,000
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
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0K5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Driveway, Garage Faces Front, Heated Garage, Parkade, Single Garage Attached, Titled, Underground, Additional Parking, Front Drive, Insulated, Secured, 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	13
Zoning	M-1 d125

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.