

# \$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

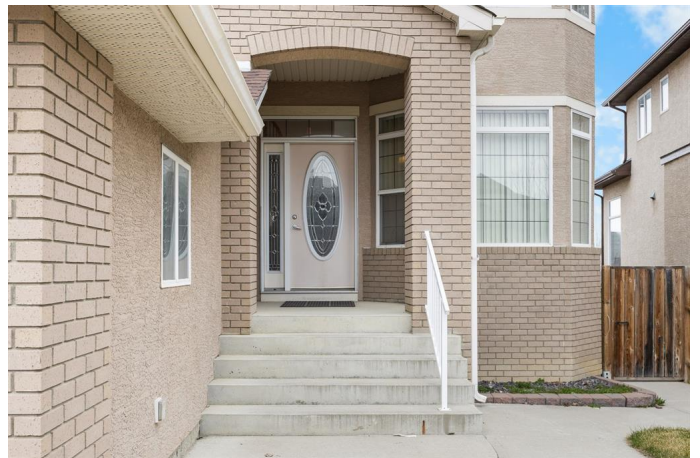
Welcome to 22 Sherwood Common NW—a beautifully maintained 2,649 sq ft single-family home nestled in the prestigious and family-friendly community of Sherwood.

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	1
Zoning	R-G

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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