

# \$910,000 - 44 Sherwood Circle Nw, Calgary

MLS® #A2257197

**\$910,000**

5 Bedroom, 4.00 Bathroom, 2,521 sqft  
Residential on 0.10 Acres

Sherwood, Calgary, Alberta

\*\*\* OPEN HOUSE: Saturday, September 20 from 1:00-3:00 \*\*\* Welcome to this beautifully UPGRADED family home in the highly sought-after community of Sherwood! Backing directly onto GREENSPACE and the Sandstone Citadel Park with scenic walking paths, this rare 5 bedroom and 3.5 bathroom property offers the perfect blend of comfort, style and functionality.

The main floor is BRIGHT and inviting, featuring an OPEN TO BELOW design, two spacious living areas, a cozy fireplace and the convenience of main floor laundry. The UPGRADED KITCHEN is a chef's dream-complete with a large island, new lighting, modern style appliances and a walk-through pantry that connects directly to the garage for easy grocery unloading. Large windows and NEW BLINDS allow natural light to flow throughout, while central air conditioning ensures year-round comfort.

Upstairs, you'll find four generously sized bedrooms plus a versatile bonus room that can be used as a home office or entertainment area. The luxurious primary suite offers a 5-piece ensuite as well as a walk-in closet with custom built-ins.

The fully developed basement expands your living space with a large recreation room, an additional bedroom, and a convenient wet bar/salon setup with a sink—ideal for



entertaining or a home business.

Outside, enjoy your private backyard oasis with no rear neighbours, backing onto peaceful green space. The beautifully FINISHED double attached garage provides plenty of storage and parking.

Ideally located just around the corner from a top rated school and only minutes from Beacon Hill Shopping Centre, this home combines convenience with natural surroundings. Families have made lasting memories here, and now you can too! Don't miss your chance to own this rare gem in Sherwood"call today to book your private showing!

Built in 2005

**Essential Information**

MLS® #	A2257197
Price	\$910,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,521
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	44 Sherwood Circle Nw
Subdivision	Sherwood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3R 1R3

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	R-G

### Listing Details

Listing Office	eXp Realty
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