

# \$739,900 - 33 Sherwood Heights Nw, Calgary

MLS® #A2214052

**\$739,900**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.11 Acres

Sherwood, Calgary, Alberta

Welcome to Your dream Home!!

Nestled on an extra-long 45-foot lot, this warm and inviting home boasts a sun-soaked south-facing backyard—perfect for outdoor lovers and summer gatherings. With 4 generously sized bedrooms and 3.5 bathrooms, there's plenty of space for the whole family to enjoy.

- Main Floor Highlights: Soaring 9 ft ceilings and hardwood and tile flooring

A chef's dream kitchen featuring a large center island, expansive granite counters, and modern finishes. Bright and open-concept layout with an eat-in kitchen with direct access to a completed deck—ideal for BBQs and backyard fun. The cozy living room complete

with a gas fireplace. Convenient laundry/mudroom off the garage and a stylish 2-piece powder room complete the main floor

- Upstairs Comfort: 3 well-sized bedrooms, including a luxurious primary suite with a 5-piece ensuite—soaker tub, separate glass/tiled shower & walk-in closet

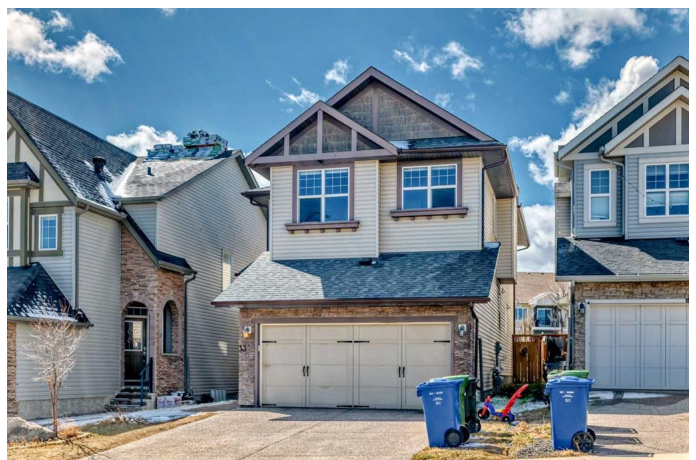
Spacious bonus room with vaulted ceilings—perfect as a media room, play area, or home office.

An additional full bathroom for family or guests.

- Fully Developed Basement (With Permits!): Wired for surround sound—ready for movie nights or entertaining

Versatile rec room and flex area

4th bedroom and full 4-piece bath—ideal for guests or older kids



- Prime Location: Tucked away from the hustle and bustle of downtown, yet close to everything you need—shopping, schools, banks, and other amenities are all just a short walk away.

- Additional Perks:

Central A/C to keep you cool in the summer

Attached garage and thoughtful storage

throughout. Swing set in backyard is included.

Built in 2011

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214052    |
| Price          | \$739,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,840       |
| Acres          | 0.11        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 33 Sherwood Heights Nw |
| Subdivision | Sherwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3R0L3                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                            |
| Lot Description   | Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, No Neighbours Behind |
| Roof              | Asphalt                                                                                 |
| Construction      | Brick, Vinyl Siding                                                                     |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 6                |
| Zoning         | R-G              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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