

# \$800,000 - 141 Sherwood Heights Nw, Calgary

MLS® #A2244559

**\$800,000**

4 Bedroom, 4.00 Bathroom, 1,820 sqft  
Residential on 0.08 Acres

Sherwood, Calgary, Alberta

Welcome to this immaculately maintained 4-bedroom & 3.5 bath family home, where luxury and practicality meet. Designed for family comfort and extra income. This residence boasts a LEGAL BASEMENT and is just walking distance from the BEACON HILL shopping center. The heart of the home is the main floor, featuring an open-concept layout with a gourmet kitchen. Here you'll find stainless steel appliances, a gas stove, granite countertops, and a spacious pantry. The kitchen flows seamlessly into the dining area and living room, which is anchored by a cozy gas fireplace. From the dining room, you can step out onto a large deck with a scenic open view.

Upstairs, a spacious bonus room is perfect for family gatherings. This level also includes a luxurious master suite with a 5-piece ensuite, a well sized walk in closet, TWO additional good sized bedrooms, and another full bathroom. The home features elegant hardwood and tile flooring on the main level and plush carpet upstairs. There is a paved concrete walkway leading to the LEGAL SUITE, a full kitchen, a bedroom, full bath and its own laundry. This suite was previously rented for \$1,500 per month, providing an excellent opportunity for rental income. Additional highlights include a double attached garage and a prime location just minutes from Beacon Hill Centre, schools, and other amenities. This home is more than just a place to live—it's a smart investment in your family's future. Recent updates include



141 Sherwood Heights NW, Calgary, AB



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



NEW ROOF (2025). Certain schools that location is part of would be Sir Winston Churchill, Ranchlands and HD Cartwright school. Schedule a viewing today to see all that this exceptional property has to offer.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244559    |
| Price          | \$800,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,820       |
| Acres          | 0.08        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 141 Sherwood Heights Nw |
| Subdivision | Sherwood                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3R0L4                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance |
|-------------------|---------------------------------------------------------------------------|

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating         | Forced Air                                                                                                            |
| Cooling         | Central Air                                                                                                           |
| Fireplace       | Yes                                                                                                                   |
| # of Fireplaces | 1                                                                                                                     |
| Fireplaces      | Gas                                                                                                                   |
| Has Basement    | Yes                                                                                                                   |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                       |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 17               |
| Zoning         | R-G              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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