

# \$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

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! Donâ€™t miss your chance to own this rare gem in Sherwoodâ€”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 23

Zoning R-G

### Listing Details

Listing Office eXp Realty

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