

\$869,900 - 574 Sherwood Boulevard Nw, Calgary

MLS® #A2252427

\$869,900

4 Bedroom, 5.00 Bathroom, 2,373 sqft

Residential on 0.13 Acres

Sherwood, Calgary, Alberta

OPEN HOUSE SATURDAY, OCT 18, 2 PM-4 PM! Welcome to 574 Sherwood Boulevard NW - a beautifully designed, fully finished home with EXTRA-LARGE lot in one of Northwest Calgary's most family-friendly neighborhoods. With over 3,400 sq.ft. of developed living space, this home offers the perfect blend of functionality and style. This 4-bedroom, RARE 2 ENSUITES, 4.5-bathroom home combines everyday function with elevated comfort. From the moment you arrive, you'll notice the care and attention throughout—from the large composite decking to the landscaping. The upgraded main floor features hardwood flooring, soaring ceilings and an open-concept layout with a built-in feature fireplace, anchored by a spacious kitchen flooded with natural light. The central island comfortably seats four, and is complemented by elegant quartz countertops, a tile backsplash, stainless steel appliances, and generous cabinetry. A large walkthrough pantry with built-in shelving adds convenience and ample storage. The dining area opens to a fully fenced backyard with landscaping and a LARGE COMPOSITE DECK - ideal for entertaining. Your very own backyard oasis! The enormous primary bedroom has a large walk-in closet, a 4-piece ensuite with a soaker tub & glass shower. A second primary-like bedroom contains 3pc ensuite! An additional bedroom and family room share another 4pc bathroom. The fully finished basement extends your living space with a bedroom, a



comfortable living area, and a 4-piece bathroom. An add on bonus, both the roof and the water tank were replaced in 2024! Perfectly located just minutes from the vibrant shopping and dining at Beacon Hill, including Beacon Heights Shopping Centre, Costco, and an array of restaurants and services. Enjoy nearby green spaces, parks, and trails like the Beacon Hill West Bike Path and Sherwood Square Lake. With quick access to Sarcee Trail, commuting across the city is effortless. Don't miss out â€“ it won't last long! Be sure to check out the 3D tour and reach out to your favorite real estate professional today.

Built in 2015

Essential Information

MLS® #	A2252427
Price	\$869,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,373
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	574 Sherwood Boulevard Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0R7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
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, City Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	46
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.