

\$789,900 - 20 Sherwood Rise Nw, Calgary

MLS® #A2251350

\$789,900

5 Bedroom, 4.00 Bathroom, 1,804 sqft

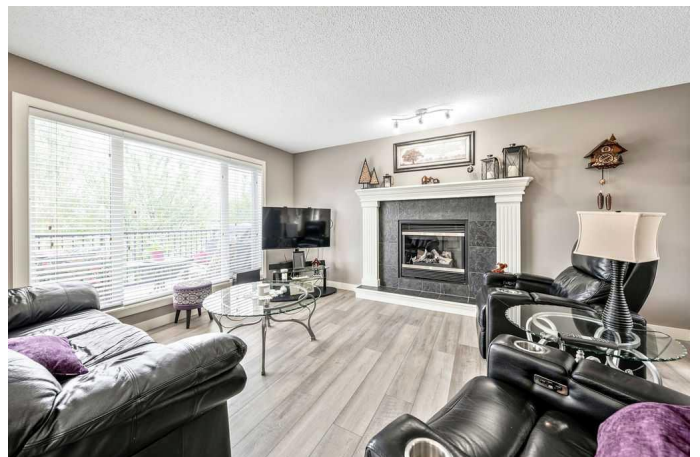
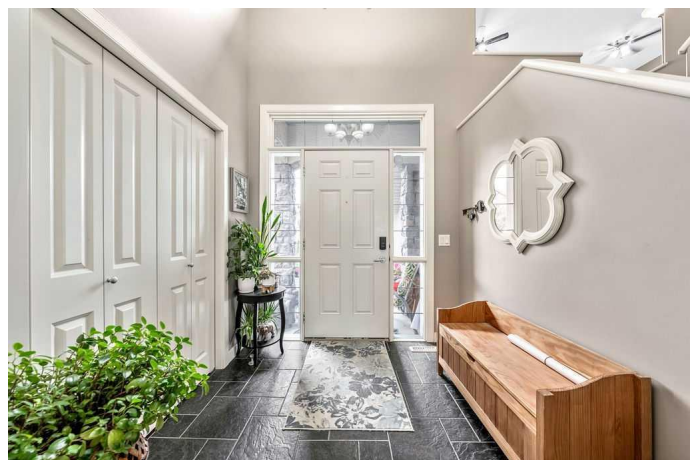
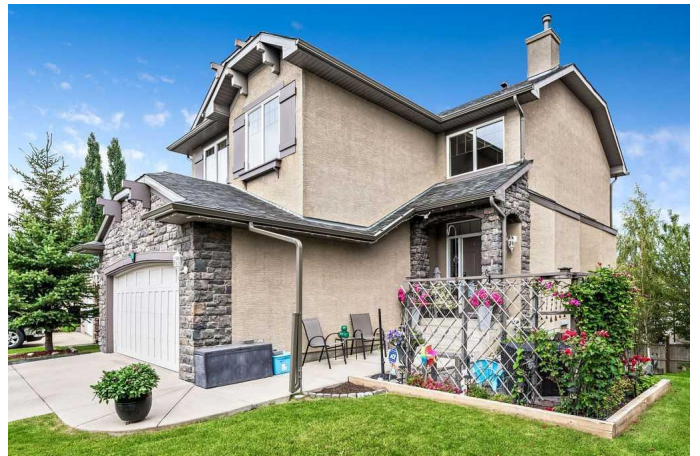
Residential on 0.11 Acres

Sherwood, Calgary, Alberta

Welcome to 20 Sherwood Rise NW, a home that has been lovingly cared for by its original owners and custom built by Arcuri Developments. Pride of ownership shows throughout every level of this fully finished walkout home, offering more than 2500 square feet of developed living space. The main floor features brand new luxury vinyl plank flooring and a newly remodelled and upgraded kitchen. The cabinetry has been refinished with a modern touch, complemented by beautiful stone countertops and new appliances. The kitchen flows seamlessly into the dining nook and family room where large oversized windows fill the home with natural light.

Upstairs you will find three bedrooms including a spacious primary suite with a four piece ensuite, along with a large bonus room with beautiful high ceilings.

The fully finished walkout basement includes two additional bedrooms, a recreation area, and direct access to the backyard. With thoughtful planning it has the potential to be developed into a legal basement suite, offering flexibility for multi-generational living or an additional income stream. Recent updates include new hail resistant roof shingles, fascia and eaves with a 10 year warranty - also fresh flooring, and the kitchen upgrade. Outside you'll appreciate the landscaped yard with raised garden beds, a back patio, and a deck designed for barbecues and enjoying the peaceful views. There is a second front yard patio that faces the west, which makes for an



ideal place to catch the evening sun! The location is a major advantage – walking distance to schools, surrounded by greenspaces, close to the Beacon Hill Shopping District, and only minutes from Stoney Trail for an easy commute anywhere in the city. This is a rare opportunity to own a walkout home in Sherwood that has been so carefully maintained and upgraded. At \$789,900 it represents strong value in today’s market for the quality, space, and potential it offers.

Built in 2004

Essential Information

MLS® #	A2251350
Price	\$789,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Sherwood Rise Nw
Subdivision	Sherwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1P3

Amenities

Parking Spaces	4
----------------	---

Parking	Double Garage Attached, Driveway, Garage Door Opener, Off Street, Garage Faces Front
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Stone Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Blower Fan
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Yard Drainage
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	60
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.