

3301, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2219306

\$261,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 622
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: All Blinds

Welcome to Gateway Garrison Green, a beautifully designed, QUIET, CONCRETE-BUILT condominium within walking distance to Mount Royal University, lush parks, and convenient coffee shops and restaurants! As you step inside, you'll immediately notice the high ceilings, freshly painted neutral walls, and a bright, inviting, open-concept layout. The spacious floor plan is perfect for working or studying from home, and the large kitchen and dining area make it easy to host family and friends on weekends. The modern kitchen has stylish details including GRANITE countertops, quality cabinetry, and STAINLESS-STEEL appliances. Step outside to a PRIVATE BALCONY (including gas BBQ hook-up), surrounded by serene views of the courtyard with its mature trees & a wonderful space to enjoy your peaceful morning coffee or evening wind-down! The amenities in this building are outstanding—take advantage of the fitness centre, library area, two guest suites for visitors, a party room, bike storage, visitor parking, and the beautifully LANDSCAPED COURTYARD with paths and sitting areas. This unit comes with IN-SUITE LAUNDRY, plus a TITLED UNDERGROUND PARKING stall. The building is well-maintained and secure, with a full-time on-site manager who ensures your safety and provides support when needed. The condo fees include HEAT, WATER, and ELECTRICITY, making this a worry-free living experience! Located in Calgary's sought-after SW community of Garrison Green, you're just a short drive from Marda Loop, Currie Barracks, Downtown Calgary, and Rockyview General Hospital, with easy access to Glenmore and Crowchild Trail, top schools, fantastic shopping and golf courses. This well-maintained, move-in-ready home is waiting for its new owners. Call now to book a private showing!