

**2306, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2166963**



**\$279,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	579 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to The 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 &mdash; whether you're a professional, student, retiree, or investor, this home offers something special for everyone! As you step inside, you'll immediately notice the high ceilings, durable vinyl plank flooring, freshly painted neutral walls, and a bright, inviting, open-concept layout. The spacious ONE-BEDROOM + DEN 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 surrounded by mature trees, which includes a natural gas hook-up for your BBQ &mdash; a wonderful space to enjoy your peaceful morning coffee or evening wind-down! The amenities in this building are outstanding&mdash;take advantage of the fitness centre, library area, two guest suites for visitors, a party room, bike storage, and a beautifully LANDSCAPED COURTYARD. This unit comes with IN-SUITE LAUNDRY, a TITLED UNDERGROUND PARKING stall and a separate STORAGE LOCKER. 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, 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!