

**1104, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2180322



\$267,500

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	578 sq.ft.	Age:	2006 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Other, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance		

Inclusions: NONE

Welcome to unit 1104 at 5605 Henwood Street SW, a prime location in the sought-after Gateway Garrison Green complex. Nestled next to Mount Royal University and offering seamless access to Crowchild Trail and Glenmore Trail, this residence is perfect for students, professionals, or anyone seeking a quick commute across the city. This 578 sqft, ground-floor unit is ideally positioned on the quiet, east side of the building, offering private access through your ground-level patio (but is also ideally located across from the elevator and near the main entrance if you come in the main doors). The patio is perfect for relaxing outdoors and features a gas line for your BBQ. Inside, you'll find an open layout with a den perfect for a home office or study space, in-unit laundry, and a bright kitchen with ample storage, including a central island with seating. The spacious bedroom accommodates a King-size bed and boasts an extra-long closet for all your storage needs. This well-managed complex also offers a range of amenities, including a gym, exercise room, party room, guest suites, and secured underground parking. Vacant and ready for immediate possession—don't miss the chance to make this your new home!