

**4306, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2182158



\$285,000

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

Heating: In Floor, Hot Water, Radiant

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 545

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this charming TOP-FLOOR 1-BED + DEN CONDO in the heart of Garrison Green, where STYLE, COMFORT, and CONVENIENCE come together. LUXURY VINYL PLANK FLOORING enhances the thoughtfully designed OPEN-CONCEPT LAYOUT, providing a seamless and modern look. A LARGE ENTRY CLOSET offers practical storage for your belongings. The SPACIOUS KITCHEN is a standout feature, boasting STAINLESS STEEL APPLIANCES, BRAND NEW FRIDGE, SLEEK GRANITE COUNTERTOPS, and a stylish tile backsplash. Ample cabinetry ensures plenty of storage, while the CENTRAL ISLAND with BAR SEATING creates a natural gathering spot. The WELL-SIZED LIVING AREA flows from the kitchen, offering space for a cozy seating arrangement that can accommodate for larger furniture. Step outside to the PRIVATE and BRIGHT, COVERED WEST-FACING BALCONY—perfect for morning coffee or sunsets. The spacious bedroom includes TWO LARGE WINDOWS for natural light and a GENEROUS CLOSET, creating a functional retreat. The PRACTICAL 4-PIECE BATHROOM features an EXTENDED VANITY and a TUB/SHOWER COMBO. This unit includes a TITLED UNDERCOVER PARKING STALL and a SEPARATE STORAGE UNIT. CONDO FEES COVER ALL UTILITIES!, simplifying monthly expenses. Gateway at Garrison Green offers an array of amenities, including a welcoming lobby, a fully equipped gym, secured FREE underground visitor parking (for up to 8 hours at a time), a versatile party room and GUEST SUITE!. Additional conveniences include secured bike storage, a garbage room, a peaceful courtyard, and a guest suite. Located in Garrison Green, one of Calgary’s most sought-after inner-city communities,

this condo is minutes from the downtown core, Mount Royal University, public transit, shopping, and dining. Enjoy quick access to Crowchild Trail, Glenmore Trail and Stoney Trail, making city exploration effortless. This condo perfectly blends style, convenience, and urban living. Book your showing today!