

**1406, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2207490



\$275,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: n/a

With a CONCRETE BUILDING, this ground floor suite offers the conveniences of a private second entrance (elevator access not required) with a patio area on a quiet, shaded side of the building. This highly coveted condo complex features a fully equipped GYM, ELECTRICITY INCLUDED in the condo fees, a heated underground parkade including 44 guest parking spots, guest suites, and a social room that can be rented out. With a FLOORING ALLOWANCE included in the sale, this attractive unit boasts 9-FOOT CEILINGS, an open floor plan, in-floor heating, in-suite laundry, a modern kitchen with stainless steel appliances, GRANITE COUNTERS and an island with a breakfast bar. Conveniently your parking spot in the heated parkade is right near the elevator. Only a short walk away from Mount Royal University, shopping, walking paths and green spaces.