



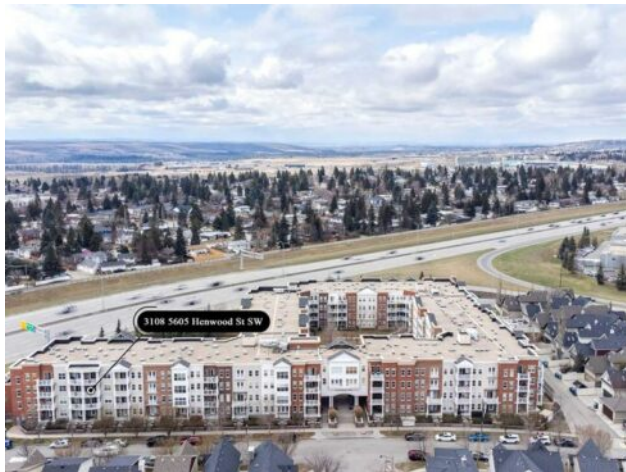
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3108, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2238245**

**\$248,000**



<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Street Light		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

EMBRACE THE OPPORTUNITY to Transform this CONTEMPORARY CONDO in the VIBRANT and SOUGHT-AFTER COMMUNITY of GARRISON GREEN YOUR OWN! With an INVITING OPEN-CONCEPT FLOOR PLAN, SOARING 9-FOOT CEILINGS, and ABUNDANCE of NATURAL LIGHT pouring in from LARGE WINDOWS, this home EXUDES a SENSE of COMFORT and MODERNITY. The kitchen, ADORNED with STAINLESS STEEL APPLIANCES, MAPLE CABINETS, and STUNNING GRANITE COUNTERTOPS, is a chef's DREAM. The SPACIOUS MASTER BEDROOM, complete with a Generous Closet, offers a SERENE RETREAT, while a "PRIVATE DEN " AREA awaits your CREATIVE TOUCH, PERFECT AS A " HOME OFFICE ". The FOUR-PIECE BATHROOM, featuring STYLISH SUBWAY TILES and a LARGE TUB-SHOWER, enhances everyday functionality. HARDWOOD FLOORING FLOWS THROUGHOUT, HARMONIZING BEAUTIFULLY with the CONTEMPORARY DESIGN. Step out onto your BEAUTIFUL BALCONY, an INVITING SPACE FOR SUMMER LOUNGING and UNFORGETTABLE BARBECUES. Enjoy a lifestyle ENRICHED by URBAN LIVING AMENITIES, INCLUDING a GYM, YOGA ROOM, PARTY ROOM, TWO GUEST SUITES, and TWO LUSH COURTYARDS. Plus, rest easy knowing your " UNDERGROUND TITLED PARKING STALL is INCLUDED. This CONCRETE BUILDING is just a SHORT STROLL FROM SHOPS, RESTAURANTS, MOUNT ROYAL UNIVERSITY, GLENMORE TRAIL, PUBLIC TRANSPORTATION, and MANY MORE. DON'T MISS your chance to EXPERIENCE This INSPIRING LIVING ENVIRONMENT! BOOK your PRIVATE SHOWING NOW and BRING YOUR OFFERS BEFORE it's GONE !!!

Copyright (c) 2025 . Listing data courtesy of MaxWell Canyon Creek. Information is believed to be reliable but not guaranteed.