



**GRASSROOTS**  
REALTY GROUP

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2104, 5605 Henwood Street  
Calgary, Alberta

MLS # A2243644



**\$259,000**

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to The Gateway in Garrison Green! This stylish 1-bedroom, 1-bath condo offers an open floor plan with high ceilings, vinyl plank flooring, and a modern kitchen featuring granite countertops, a large island with breakfast bar, stainless steel appliances, and a spacious pantry. Enjoy a covered balcony overlooking mature trees&mdash;perfect for relaxing outdoors. Additional perks include in-suite laundry and titled underground parking. This pet-friendly, concrete building is well-managed with an on-site manager and offers fantastic amenities including a fitness facility, yoga room, guest suites, party room, and bike storage. Condo fees cover all utilities for added convenience. Located near Mount Royal University, Glenmore Park, shopping, and major roadways, this is urban living at its best!