



GRASSROOTS
REALTY GROUP

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3305, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2250486



\$259,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	-
Features:	Breakfast Bar, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 472
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

This beautifully designed 1-bedroom, 1-bathroom condo offers the perfect blend of modern finishes and practical living. Featuring an open-concept layout with high ceilings and comfortable carpet, the space feels both spacious and inviting. The contemporary kitchen is equipped with granite countertops, a large island with breakfast bar, stainless steel appliances, and a generous pantry—ideal for cooking and entertaining. Step out onto your private, covered balcony with peaceful views of courtyard—perfect for morning coffee or evening relaxation. Additional highlights include in-suite laundry, titled underground parking, and pet-friendly policies. The Gateway is a well-managed, concrete building with excellent amenities: a fully equipped fitness centre, bike storage, and an on-site manager for peace of mind. Condo fees include all utilities, adding exceptional value. Just minutes from Mount Royal University, Glenmore Park, shopping, and major roadways, this location offers unbeatable convenience. Whether you're a first-time buyer, student, or investor—this is an opportunity you won't want to miss!