



**3305, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2278112



\$259,900

Division: Garrison Green

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 503 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 472

LLD: -

Zoning: M-C2

Utilities: -

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

Inclusions: N/A

Enjoy carefree condo living in Gateway Garrison Green, a highly sought-after community known for its mature trees, walkability, and timeless architecture. This stylish and efficient 1 bedroom, 1 bathroom home offers a thoughtfully designed open-concept layout with a spacious living area, well-equipped kitchen, and a comfortable bedroom with ample closet space—ideal for first-time buyers, professionals, or investors. All utilities are included in the condo fees, providing exceptional value, predictable monthly costs, and a truly low-maintenance lifestyle. The Gateway Garrison Green complex features a secure, well-managed environment with desirable amenities including underground parking, storage, a fitness centre, social and meeting spaces, beautifully landscaped grounds, and controlled building access. Set in one of Calgary's most desirable inner-city neighbourhoods, Garrison Green offers a quiet, park-like atmosphere just minutes from downtown. Enjoy easy access to Mount Royal University, Glenmore Park, Sandy Beach, the Elbow River pathway system, and the shops, cafés, and restaurants of Marda Loop and Westhills. With convenient access to major roadways and transit, this location strikes the perfect balance between urban convenience and residential tranquility.