



GRASSROOTS
REALTY GROUP

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**3417, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2278459



\$254,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate, Vinyl
Roof:	Asphalt, Membrane
Basement:	None
Exterior:	Brick, Composite Siding, Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, High Ceilings, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 486
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Note: fridge <as is>

Here is the sought-after neighbourhood of Garrison Green is this fantastic 1 bedroom condo the popular GATEWAY GARRISON GREEN project, walking distance to beautiful Peacekeepers Park with its memorial to our veterans. Available for quick possession, this 3rd floor unit enjoys laminate floors & high ceilings, maple kitchen with granite counters, titled underground parking stall & covered South-facing balcony overlooking the central courtyard. You'll love this sun-drenched home with its open concept floorplan, featuring the spacious living/dining room & stylish kitchen with island & pantry, black subway tile backsplash & stainless steel appliances which includes a Bosch dishwasher. Great-sized bedroom with 2 windows looking out onto the balcony. Full bathroom with shower/tub combo & laundry closet with space-saving Whirlpool washer/dryer. Overlooking the courtyard, the balcony & complete with natural gas line for your BBQ, is the perfect spot to relax, unwind & enjoy the fresh open air. Also included with this terrific home in this concrete building is a titled parking stall in the secure underground parkade & titled storage locker which is conveniently located just steps from your parking spot. Monthly condo fees include heat, water-sewer & electricity, plus access to the building amenities: main floor fitness centre & yoga studio, residents lounge, bike storage & library; there is also an onsite property manager, underground visitor parking & guest suites you can rent. Prime location just minutes to Mount Royal University, transit & trendy Marda Loop, North Glenmore Park, highly-ranked schools, museums & downtown.