



**2211, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2282026



\$364,900

Division: Garrison Green

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

Style: Apartment-Single Level Unit

Size: 888 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 2 **Baths:** 2

Garage: Underground

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Laminate, Vinyl

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 643

Basement: -

LLD: -

Exterior: Brick, Composite Siding, Concrete

Zoning: M-C2

Foundation: -

Utilities: -

Features: Kitchen Island, Walk-In Closet(s)

Inclusions: 2x Tv brackets

Beautifully maintained 2-bedroom + den, 2-bath second-floor unit in a prime, quiet courtyard-facing location. This move-in ready home offers a smart open-concept layout with spacious, well-separated bedrooms, a modern kitchen with quartz countertops, stainless steel appliances, breakfast bar, and built-in pantry, plus luxury vinyl plank flooring and 9’ ceilings throughout. Enjoy your private patio with BBQ gas line, ample storage, and heated, secure underground parking. Rare concrete construction provides exceptional soundproofing, and condo fees add major value by covering electricity, heat, water, and sewer. The building also features a state-of-the-art fitness studio and a residents’ party lounge. Ideally located with easy access to major routes, a quick downtown commute, close to the mountains, and walking distance to Mount Royal University — the perfect blend of comfort, convenience, and quality living.