



GRASSROOTS
REALTY GROUP

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**2301, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2285963



\$259,900

Division:	Garrison Green		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	504 sq.ft.	Age:	2006 (20 yrs old)
Beds:	-	Baths:	-
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Bldg Name:	-
Floors:	Laminate	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Welcome to this beautifully maintained second-floor, one-bedroom condo in the highly sought-after community of Garrison Green. Located in a quiet concrete building, this home offers excellent sound insulation and peaceful living. The unit features an open-concept layout highlighted by a modern kitchen with granite countertops, stainless steel appliances, pantry storage, laminate flooring, and impressive 9-foot ceilings. The bright and spacious bedroom overlooks the tranquil inner courtyard, while the upgraded bathroom includes a granite countertop and a full tub and shower combination. As a desirable corner unit, the home also features a generously sized private deck with bbq gas line with relaxing courtyard views, in-suite laundry, and convenient elevator access just steps from the titled underground parking stall. For added ease, the garbage and recycling room, along with the loading dock for simple move-ins and move-outs, are located just down the hall. Residents enjoy a fantastic selection of amenities designed to enhance everyday living, including a well-equipped fitness centre, an entertaining and party room, two guest suites for visiting family and friends, heated underground visitor parking, secure bike storage, a library, professional onsite management, and a beautifully landscaped central courtyard. Reasonable condo fees provide excellent value by including all utilities except internet. The surrounding neighbourhood offers picturesque tree-lined streets, parks, and green spaces and is within walking distance to Mount Royal University. Commuting is convenient with quick access to Glenmore Trail, Crowchild Trail, and Stoney Trail. Shopping, dining, and entertainment are just minutes away at Chinook Centre and Westhills Towne Centre. This exceptional condo offers the perfect balance of comfort, convenience, and

vibrant community living. Pet Policy: One pet per home with a maximum weight of 50 lbs. Schedule your private viewing today!