



GRASSROOTS
REALTY GROUP

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3114, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2286448



\$254,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	582 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	-
Features:	Elevator, Granite Counters, High Ceilings, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Freestanding AC unit and Hooks at the front door

Step into this bright and welcoming 1 bedroom plus den unit in The Gateway Garrison Green. Offering 582 sq ft with an open layout plus a generous balcony that truly extends your living space. Thoughtfully designed, the open-concept living and dining area flows seamlessly into the kitchen, making it an easy place to relax at the end of the day or hosting friends and family. The kitchen is the heart of the home, with plenty of counter space, great storage, and a comfortable island or breakfast bar setup overlooking the main living space. The living room easily accommodates a full size sofa, and media centre with direct access to your private balcony for morning coffee or evening BBQs. The bedroom is a true retreat, offering comfortable space for a queen bed, side tables, and dresser. A separate den near the entry makes an ideal home office, study, or hobby room, giving you the flexibility so many buyers are looking for in a modern condo. Functionality is built in, with a defined foyer, in-suite laundry, and smart use of closets and storage throughout the suite to keep everything organized and out of sight. With its efficient floor plan, inviting balcony, and the highly walkable Garrison Green location just minutes from Mount Royal University, parks, and quick routes downtown, this condo is an excellent opportunity for first-time buyers, students, young professionals, or investors looking for a low-maintenance home in a sought-after SW community.