

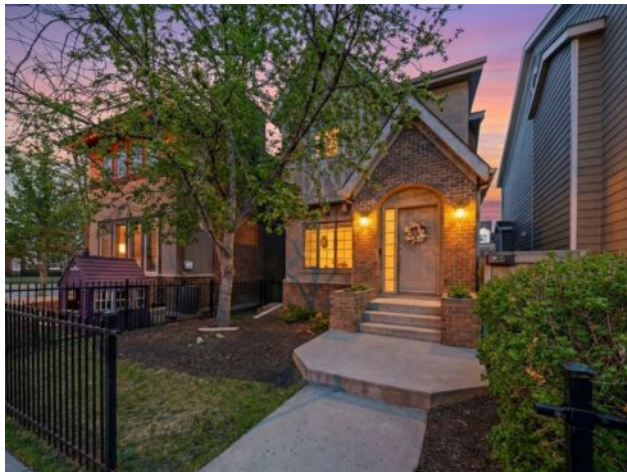


**GRASSROOTS**  
REALTY GROUP

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**5506 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2286651**



**\$909,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Garrison Green  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,805 sq.ft.  | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting |               |                   |

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wired for Sound |                   |                 |
| <b>Inclusions:</b> | garage shelving   |                   |                 |

Former show home, meticulously maintained and ideally positioned on a quiet, low-traffic street in one of Garrison Green's most desirable pockets. Just minutes to the Glenmore Reservoir, Sandy Beach pathways, Peacekeeper Park, excellent schools and only 7 km to downtown, this location offers an exceptional blend of nature and inner-city convenience. Designed for light and connection, the main level showcases floor-to-ceiling windows, elegant French doors and an open-concept layout that seamlessly unites indoor and outdoor living. The kitchen is both functional and refined with artistic backsplash detail, abundant storage and insulated luxury vinyl plank flooring, while the updated powder room and welcoming front entry elevate everyday living. Built-in Bluetooth Bose speakers enhance the ambiance on both the main and upper levels. Upstairs features three bedrooms including a spacious primary retreat with a private ensuite, dual walk-in closets (his & hers), and a full bathroom for family or guests. The permitted fully developed basement adds significant additional living space with a 4th bedroom, 3-piece bath, soundproofed ceiling, recessed dimmable lighting, Wi-Fi thermostatically controlled heating, functional laundry room, rough-ins for a future kitchen and fireplace, gas water heater, updated 100A panel, and insulated luxury vinyl plank flooring for enhanced comfort. Thoughtfully upgraded with a new roof (2023), front and backyard sprinkler system, hot tub spa pack, and an oversized single garage with extensive shelving. Surrounded by mature trees, the private deck creates a peaceful and private outdoor retreat with a gas BBQ hook-up. An exceptional opportunity to own a move-in ready home in one of Calgary's most sought-after inner-city communities.

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