



**3304, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2176848



\$425,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	886 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: tv and wall mount, white shelf in the living room

Welcome to the Gateway Garrison Green. This spacious 2-bedroom, 2-bathroom + den unit is exceptional, boasting an enviable location within the building. Enjoy serene courtyard views and convenient access to the elevator, which connects directly to your parking stall, fitness center, and garbage room. Inside, every detail has been carefully updated to create a warm and inviting home. Luxurious upgraded flooring flows throughout, setting a sophisticated tone. The spa-like primary ensuite offers high-end finishes, creating the perfect retreat after a long day. With 9-foot ceilings and in-floor heating, the condo feels bright, open, and comfortable. Expansive windows bring in abundant natural light, enhancing the airy feel, while a private balcony with a gas BBQ line offers an ideal space for grilling and enjoying sunny days outdoors. Meticulously modernized, this unit blends style with comfort, offering a true sanctuary in the city. The open-concept layout makes entertaining effortless, with thoughtful upgrades that add luxury to everyday living. Heat, water, and electricity are included in your condo fees, ensuring a worry-free, low-maintenance lifestyle. The building elevates your living experience with a full range of amenities, including a well-equipped fitness center, a party room, guest suites that can be rented if you have extra company, heated underground visitor parking. Outside, Garrison Green provides a scenic setting with tree-lined streets, lush green spaces, and nearby parks, making it one of Calgary's most picturesque neighborhoods. Located within walking distance to Mount Royal University and close to Calgary Classical Academy, this condo is ideal for those who appreciate both convenience and tranquility. With quick access to Glenmore, Crowchild, and Stoney Trails, commuting is simple, and premier shopping at Chinook Mall and Westhills

Towne Centre is just minutes away. This exceptional unit has it all—premium upgrades, a prime location, and a vibrant community. Discover the perfect blend of luxury and convenience; schedule your viewing today!