



GRASSROOTS
REALTY GROUP

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**3209, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2187751

\$379,900



| | | | |
|------------------|--|---------------|-------------------|
| Division: | Garrison Green | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 887 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Parkade, Secured, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 658 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: n/a

This well-kept 2-bedroom, 2-bath condo in the sought-after Gateway Garrison Green Complex offers a bright and functional layout with thoughtful design. The open-concept living space includes a versatile den, in-suite laundry, and a covered balcony overlooking the peaceful courtyard. High 9 ft ceilings and in-floor heating create a warm and inviting atmosphere, while the kitchen seamlessly connects to the living and dining areas. The private balcony overlooking the Park-like Courtyard, complete with a gas BBQ line, provides a perfect spot to unwind. The primary bedroom features a walk-in closet and a private 3-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or extra living space. A titled parking stall and Storage Cage adds convenience and security. Gateway Garrison Green offers excellent amenities, including a fitness centre, party room, two guest suites, a library/book share, and heated underground visitor parking. Condo fees include heat, water, and electricity, along with all the additional benefits of this complex. Situated in the charming and established community of Garrison Green, this condo is within walking distance of Mount Royal University and just minutes from Glenmore Park, Calgary Classical Academy, golf courses, and major shopping destinations like Chinook Mall and Westhills Towne Centre. Quick access to Glenmore Trail, Crowchild Trail, and Stoney Trail makes commuting easy. The neighborhood's tree-lined streets, parks, and green spaces create a welcoming environment for families, professionals, and retirees alike. This pet-friendly condo (with board approval) is a fantastic opportunity to enjoy modern living in a vibrant and connected community.