



4212, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2202409



\$405,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 658
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, See Remarks	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Elevator, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		
Inclusions:	Cabinet in den		

Renovated and well cared for TOP FLOOR CORNER unit in Gateway Garrison Green. This owner occupied 2 bedroom 2 full bathroom + DEN unit boasts: 9-foot ceilings, CONCRETE CONSTRUCTION, in floor radiant heat, high-end upgrades including: kitchen & both bathrooms, all flooring, custom window coverings, all lighting, appliances (including a Bosch dishwasher, and a 3-door LG fridge with water/ice), and upgraded flooring throughout. The beautiful Kitchen has been fully renovated with newer QUARTZ countertops, backsplash, sink, and faucet. A newer stacking washer/dryer is conveniently located in the unit. A generous balcony faces the inner courtyard and includes a gas hookup for those summer BBQ's. There is a secure storage locker located at the end of the titled underground parking stall (#273). This complex includes: a FULL gym, 44 underground guest parking stalls, an on-site manager, 2 guest suites, a large party/social room, and lush outside common areas. Condo fees include all utilities.