



GRASSROOTS
REALTY GROUP

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**4509, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2203366



\$399,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Garage Door Opener, Guest, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 715
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage		
Inclusions:	none		

This top floor unit has 2 bedrooms + den, 2 full bathrooms, and 2 titled underground parking stalls. Gateway Garrison Green has CONCRETE CONSTRUCTION which is rare for a 4 storey building. The unit has been well maintained and has in floor heat, 9 FOOT CEILINGS and is AIR CONDITIONED. The large west facing balcony faces the quiet inner courtyard and has a gas hook-up for your BBQ. The kitchen has a newer fridge, granite counter-tops and lots of storage complimented by a built-in pantry. The den is a flexible space that can be used as a large pantry, walk-in closet, home office, or storage room. There is in-suite laundry as well. This well-run complex has a huge fitness center on the main floor, on-site manager, 2 guest suites (\$60 per night), 40+ under-ground visitor parking stalls, and a clubhouse that can be rented out for functions. This location has great access to Glenmore, Stoney, and Sarcee Trail. There is one storage cage combined with one of the parking spaces.