



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4402, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2205280**



**\$262,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Garrison Green                                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 600 sq.ft.   | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel  | <b>Condo Fee:</b> | \$ 558 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recreation Facilities |                   |        |

**Inclusions:** 2 x Bar Stools, Air Conditioner in Livingroom and Air Conditioner in Bedroom, BBQ

CONCRETE BUILDING TOP-FLOOR UNIT IN THE EXCLUSIVE NEIGHBOURHOOD OF GARRISON GREEN Situated in the highly sought-after Garrison Green community, this 600 sq/ft. 1-bedroom + den condo offers a perfect blend of style, comfort, and convenience. This unit boasts 9-foot ceilings and an open, airy layout. Step inside to a versatile den/office area, ideal for working from home. The modern kitchen features stainless steel appliances, including an updated refrigerator, granite countertops, a large island with a breakfast bar, and a kitchen pantry for extra storage—perfect for cooking and entertaining. The bright living room flows seamlessly to the NW-facing balcony, offering a peaceful outdoor space to unwind. Whether you're enjoying a morning coffee or evening sunset, the balcony is the perfect spot to relax. It also comes equipped with a BBQ gas hookup, perfect for grilling during warmer months. The spacious 4-piece bathroom includes a low-flush toilet and a full tub and shower. Adjacent to the bathroom, you'll find the in-suite laundry with an upgraded washer and dryer, adding to your everyday convenience. Stay comfortable year-round with in-floor heating and two portable air conditioners to keep you cool in the summer. This concrete building offers excellent soundproofing and durability for added peace of mind. Titled parking is conveniently located just across from the elevator, and the unit also includes an adjacent storage unit on P1 for easy access. Additionally, there is a second titled storage unit located in a secured room on P2, providing extra storage options. The complex is pet-friendly, making it an ideal home for pet owners. An Owner or Occupant may keep or permit to be kept as a pet: (i) fish kept in an aquarium; (ii) small birds or 1 large bird kept at all times in a cage; and (iii) : single domestic dog or cat (but not

both), not heavier than 23 kilograms with board approval. It also offers premium amenities, including plenty of underground visitor parking, a huge fitness center directly below the unit on the main level, two guest suites, a bike room, a large social room, and an on-site manager. Electricity, heat, water & sewer included in the condo fees. Ideally located with excellent access to transit, just a short walk to Mount Royal University, and quick access to Crowchild, Glenmore, and Stoney Trail, making commuting effortless. You're only 10 minutes from downtown Calgary and within walking distance to WestMount Corporate Campus, ATCO, and nearby shopping. Enjoy easy access to Marda Loop, Glenmore Reservoir, and close proximity to scenic paths, ideal for outdoor activities and leisurely walks. Move-in ready with unbeatable convenience, comfort, and amenities—perfect for living, working, and entertaining! Check out the virtual tour and floorplan in the links.