

**3301, 5605 Henwood Street SW
Calgary, Alberta****MLS # A2219306****\$239,999**

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: All Blinds

Welcome to Gateway Garrison Green, a beautifully designed, QUIET, CONCRETE-BUILT condominium within walking distance to Mount Royal University, lush parks, and convenient coffee shops and restaurants! This pet-friendly building welcomes one dog (50 pound max) or one cat (board approval needed) and features outstanding amenities, including a massive gym conveniently located near the unit, a book exchange, on-site management, and a guest suite—an incredible bonus that means you can host friends and family without sacrificing your own space. Your guests get the privacy of their own suite, and you get to enjoy their company without compromising your comfort. Set in one of SW Calgary's most charming and convenient communities, Garrison Green is known for its gorgeous architecture, mature trees, and walkability. You're just a 12-minute walk to Mount Royal University and 10 minutes to Lincoln Park Shopping Centre, home to over 20 shops and services including a pub, drive-through Tim Hortons, and a liquor store. As you step inside, you'll immediately notice the high ceilings, freshly painted neutral walls, and a bright, inviting, open-concept layout. The spacious floor plan is perfect for working or studying from home, and the large kitchen and dining area make it easy to host family and friends on weekends. The modern kitchen has stylish details including GRANITE countertops, quality cabinetry, and STAINLESS-STEEL appliances. Step outside to a PRIVATE BALCONY (including gas BBQ hook-up), surrounded by serene views of the courtyard with its mature trees — a wonderful space to enjoy your peaceful morning coffee or evening wind-down! This unit comes with IN-SUITE LAUNDRY, plus a TITLED UNDERGROUND PARKING stall. The building is well-maintained and secure, with a full-time on-site manager

who ensures your safety and provides support when needed. The condo fees include HEAT, WATER, and ELECTRICITY, making this a worry-free living experience! This well-maintained, move-in-ready home is waiting for its new owners. Call now to book a private showing!