

**3212, 5605 Henwood Street SW
Calgary, Alberta****MLS # A2235817****\$369,999**

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air**Floors:** Vinyl**Roof:** -**Basement:** -**Exterior:** Brick, Concrete, Wood Frame**Foundation:** -**Features:** Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities**Water:** -**Sewer:** -**Condo Fee:** \$ 658**LLD:** -**Zoning:** M-C2**Utilities:** -**Inclusions:** N/A

SLEEK. STYLISH. SOLID. Welcome to Gateway Garrison Green! Live large in this concrete-built, amenity-loaded 2 bed, 2 bath condo with courtyard views and 9-ft ceilings. Say goodbye to carpet and hello to luxury vinyl plank throughout! Enjoy granite counters, stainless steel appliances, and a layout that flows like wine on a Friday night. Bonus perks: Heated underground parking, top-notch gym, yoga studio, guest suites, party room, AND all utilities(Electricity, Gas, Water) included in your condo fee! You're minutes from Mount Royal University, with quick access to Glenmore trl, Crowchild, and downtown. Looking to work-from-home? There's a built-in den in the master suite! BBQ season around the corner? Your balcony's got a gas line ready. This unit blends inner-city convenience with a peaceful, green community vibe. You don't want to miss this one!