

**1502, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2274970**

**\$269,900**



<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	580 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance		
<b>Inclusions:</b>	Seller is open to selling the furniture with the condo.		

Location + Amenities + Easy Access to the City and the Mountains. This ground floor unit offers 9' ceilings, an open layout and an office. It is designed for low maintenance and faces east to catch the morning sun. It has direct exterior access with a front door that opens to the street. The unit's indoor parking is located directly below it and can be accessed by stairs or an elevator right at the back door. The handicap ramp is a short distance down the hall from the back door. The building is built of concrete and the unit is very quiet. The mechanical systems are centralized which eliminates a furnace and a hot water tank. Residents have access to a well maintained 24 hr fitness facility, an interior courtyard garden, 2 guest rental suites and 40 indoor guest parking spots. The community features no through traffic, 4 parks including 3 with children's playgrounds and a walking path. ATCO's Blue Flame Kitchen is in the NE corner of the community. Local amenities include retail malls on the east and west sides of the community, Glenmore Park, Rockyview Hospital and Mara Loop 5 minutes away, Chinook Centre and Westhills 10 minutes away and downtown 15 minutes away. The community is bounded by Crowchild Trail and Glenmore Trail providing quick access to anywhere in the city. There are 7 buses within walking distance with easy access to the LRT, downtown and the SW side of the city. The community is adjacent to Mount Royal University which offers reasonably priced public memberships to its wonderful recreation facilities.