

**3305, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2278112**



**\$249,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

**Inclusions:** N/A

Enjoy carefree condo living in Gateway Garrison Green, a highly sought-after community known for its mature trees, walkability, and timeless architecture. This stylish and efficient 1 bedroom, 1 bathroom home offers a thoughtfully designed open-concept layout with a spacious living area, well-equipped kitchen, and a comfortable bedroom with ample closet space—ideal for first-time buyers, professionals, or investors. All utilities are included in the condo fees, providing exceptional value, predictable monthly costs, and a truly low-maintenance lifestyle. The Gateway Garrison Green complex features a secure, well-managed environment with desirable amenities including underground parking, storage, a fitness centre, social and meeting spaces, beautifully landscaped grounds, and controlled building access. Set in one of Calgary’s most desirable inner-city neighbourhoods, Garrison Green offers a quiet, park-like atmosphere just minutes from downtown. Enjoy easy access to Mount Royal University, Glenmore Park, Sandy Beach, the Elbow River pathway system, and the shops, caf  s, and restaurants of Marda Loop and Westhills. With convenient access to major roadways and transit, this location strikes the perfect balance between urban convenience and residential tranquility.