

**1508, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2209700**



**\$265,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	578 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Stall, Titled, Underground		
<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>	\$ 529
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Portable A/C Unit, Window Coverings, Fob

- Welcome to this beautifully designed one-bedroom + den condo located in a solid concrete building in the heart of the sought-after, tree-lined community of Garrison Green. This bright and airy unit offers titled underground parking and separate storage, adding convenience and peace of mind. Condo fees include heating, water, and electricity!! A standout feature of this home is the massive ground-level patio, which opens directly onto a gated, secure, and beautifully landscaped courtyard filled with mature trees. Enjoy the peace and privacy of having no neighbours on one side, and the ease of quick access through the north entrance—the first door in on that side, making coming and going a breeze. The unit itself offers a thoughtfully designed layout that perfectly balances comfort and functionality. Enjoy defined living and dining spaces, and a large kitchen with ample cabinetry and counter space—perfect for cooking or entertaining. The den adds flexible space ideal for a home office, crafting, reading area, or extra storage. 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. Easy access to Crowchild, Glenmore, and Sarcee Trails makes commuting or weekend getaways simple. Whether you're a first-time buyer, student, downsizer, or investor, this condo checks all the boxes. Come see why life in Garrison Green is truly something special!