

**3307, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2292755



\$245,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this beautifully maintained south-facing 1-bedroom + den in a highly desirable SW Calgary location. Offering a functional layout, modern updates, and excellent building amenities, this home is perfect for professionals, students, or investors. The bright and inviting living space is filled with natural light thanks to its ideal south exposure. The well-appointed kitchen features fresh stainless steel appliances, granite countertops, and a layout that flows seamlessly into the living and dining areas. Fresh paint throughout gives the home a clean, modern feel, making it truly move-in ready. The primary bedroom offers comfortable living, while the separate den provides a versatile space that is perfect for a home office, study area, or reading nook. The unit also features a well-maintained 4-piece bathroom and thoughtful storage throughout. Residents of this well managed building enjoy excellent amenities including a storage cage, a fully equipped gym, and a common area party room, ideal for entertaining or hosting gatherings. Located just minutes from Mount Royal University, downtown Calgary, shopping, parks, and transit, this home offers outstanding convenience while still providing a quiet and comfortable living environment. Whether you are a first-time buyer, student, or investor, this well-cared-for condo presents an excellent opportunity in a premium location.