

**1405, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2296945**



**\$245,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, 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>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		
<b>Inclusions:</b>	None		

Welcome to CONVENIENT,, CONNECTED LIVING in the heart of Garrison Green! This beautifully designed 1 BEDROOM + DEN, 1 BATHROOM condo offers the perfect blend of comfort, accessibility and lifestyle - ideal for first time buyers, students, or savvy investors. Step inside to discover a bright OPEN CONCEPT LIVING SPACE that seamlessly connects the kitchen, dining, and living areas - perfect for both everyday and entertaining. The kitchen features a functional BREAKFAST BAR/ISLAND, making it easy to host guests or enjoy casual meals. Unwind at the end of your day in the cozy living room, complete with a gas FIREPLACE that adds WARMTH and AMBIANCE. Whether you're catching up on your favourite shows or relaxing with a book, this space invites you to settle in and enjoy your home. The VERSATILE DEN provides an excellent work from home setup or study area which can be complemented with ease of activating hook up by Telus fibre optic connectivity to ensure fast and reliable internet for work or school. The bedroom is your private retreat, featuring a LARGE WINDOW that fills the room with natural light, along with a SPACIOUS CLOSET with BUILT IN ORGANIZERS to keep everything tidy and accessible. As a ground floor unit, this home is especially APPEALING FOR PET OWNERS, offering easy outdoor access. The convenience continues with a TITLED PARKING STALL LOCATED RIGHT NEXT TO THE ELEVATOR, which is just steps from your unit - making grocery runs and daily living effortless. Location truly shines here: Walking distance to Mount Royal University, ideal for students or staff, Quick access to major routes like Crowchild and Glenmore Trail, Close to parks, bike paths and green spaces for an active lifestyle, Situated in the charming sought after Garrison Green community , known for its welcoming feel

without the congestion of denser urban areas. This building also features a FITNESS CENTER/GYM, GUEST SUITE and PARTY ROOM, adding even more convenience to your daily routine and lifestyle. Whether you're looking to break into homeownership or add a strong rental property to your portfolio, this unit offers FLEXIBILITY, LOCATION, and LIFESTYLE in one attractive package! Don't miss your opportunity to call this inviting condo your home!!