

**3501, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2309658



\$414,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,043 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 815
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Pantry		

Inclusions: 2 Fobs, 2 Keys, Door Keypad, 2 Garage Remotes

****OPEN HOUSE THIS WEEKEND: SATURDAY, MAY 16 FROM 1 PM TO 3 PM** EXCEPTIONAL 2-BEDROOM, 2-BATHROOM OVERSIZED CORNER UNIT IN A CONCRETE BUILDING WITH 2 TITLED PARKING STALLS, 2 BALCONIES AND QUIET NEIGHBORHOOD VIEWS.** Located in the heart of Garrison Green, this home is situated on the quietest corner of the building, offering a functional layout and exceptional value in a highly desirable, well-managed complex. With freshly painted walls, large windows, and an open-concept design, this home is filled with natural light and is an ideal choice for young professionals, downsizers, and investors alike. The spacious living and dining areas provide flexibility for both everyday living and entertaining, while the like-new, well-appointed kitchen features maple cabinetry, granite countertops, stainless steel appliances, a breakfast bar, and a built-in pantry for added storage. The two private balconies, accessible from the dining and living spaces, are spacious and overlook the quiet single-family homes. The primary bedroom features a walk-through closet leading to a private 3-piece ensuite, while the second bedroom is generously sized and includes an ensuite door to the main full 4-piece bathroom, giving you the benefits of two ensuite bathrooms. A large den (currently used as a storage pantry) adds valuable versatility, ideal for a home office, study area, or hobby space. This unit also features in-suite laundry, a large walk-in front closet, TWO side-by-side underground parking stalls (one of which features an oversize stall for larger vehicles), and a private storage locker conveniently located directly in front of the 2nd stall. Residents enjoy a wide range of amenities in a rare CONCRETE building, including a fully equipped gym and yoga room, party room, 2 guest suites, book-share library, bike storage, over 40

underground visitor parking stalls, and two beautifully landscaped courtyards. Well managed with an on-site manager, condo fees include ALL utilities, INCLUDING ELECTRICITY. This building is also pet-friendly with board approval (up to 23 kg). Garrison Green is a quiet, established SW inner-city community just minutes from downtown, Marda Loop, and Signal Hill, with a variety of shopping, dining, and everyday amenities nearby. Surrounded by parks and green spaces, this condo is also within walking distance of Mount Royal University, making it perfect for students and investors. With quick access to Glenmore Trail and Crowchild Trail, commuting throughout the city is effortless. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING FLOORPLANS AND A VIRTUAL TOUR!*