

**4206, 5605 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2316897**



**\$244,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Green                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 582 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>     | Laminate                                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                               | <b>Condo Fee:</b> | \$ 529 |
| <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>   | Granite Counters, High Ceilings, Kitchen Island |                   |        |

**Inclusions:** N/A

TOP FLOOR UNIT | UPGRADED | TITLED UNDERGROUND PARKING | ALL-INCLUSIVE CONDO FEES | 1 BED + DEN | Welcome to Garrison Green, where comfort, convenience, and value come together in this upgraded top-floor 1 bedroom plus den condo in a concrete building. With a smart open layout, titled underground parking, in-suite laundry, and all-inclusive condo fees covering electricity, gas, heat, water, sewer, parking, and more, this home is an excellent fit for first-time buyers, downsizers, or anyone looking for low-maintenance living in a well-managed building. Inside, the layout is practical and inviting, with updated flooring and paint, 9 foot ceilings, an open living area, and a functional kitchen featuring granite countertops, a kitchen island, and stainless steel appliances. The living room offers comfortable everyday space with access to a private balcony, while the den gives you flexibility for a home office, reading nook, or extra storage. The primary bedroom is sized for real living, and the in-suite laundry adds everyday convenience. You'll also appreciate the titled underground parking stall, secure building access, elevators, guest suites and amenities including a fitness centre, theatre room, courtyard, and secured parking. Located in the established community of Garrison Green, this building offers quick access to schools, shopping, Mount Royal University, parks, transit, and major routes. If you're looking for an affordable, move-in-ready top-floor condo with strong value and practical upgrades, this one is worth seeing.