

**1308, 5605 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2328725**



**\$238,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Green                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 580 sq.ft.                         | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 469 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                       | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island |                   |        |

**Inclusions:** N/A

Immaculately maintained with a fresh coat of paint! Steps from Mount Royal University, this 1-bedroom, 1-bathroom condo is the smart pick for first-time buyers, students, and investors alike. This unit delivers real value in a walkable, amenity-rich community. Inside, the open concept layout is bright and functional, anchored by a kitchen finished with granite countertops and stainless steel appliances. Step out to your own private walkout patio, a rare feature that sets this unit apart, perfect for morning coffee or unwinding after class or work. This home comes with a titled underground parking stall close to elevator 3 to make those grocery runs a breeze. There is also ample underground visitor parking. You're just steps from the building's fully equipped fitness centre so no need to commute to the gym required. Gateway at Garrison Green also offers a party room, guest suites(Guest suite # 1 is right across the hall), secure bike storage, and beautifully landscaped courtyards, all within a quiet, well managed concrete building known for its low condo fees. Location is everything here: walking distance to Mount Royal University, minutes to Glenmore Trail, Crowchild Trail, and Marda Loop, with quick access to downtown and the mountains beyond. Whether you're a student looking to stop paying rent, a parent buying for your MRU bound kid, or an investor eyeing strong rental demand in a walk to campus building this unit checks all boxes! Book your private showing today!