

2412, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2345529



\$229,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	503 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: 2 Bar Stools, 1 Queen Bedframe

Own this unit for as much as it could be to rent! Welcome to this bright, courtyard-facing home in a quiet, well-managed CONCRETE building! Condo fees are just \$471.89/month and include ALL utilities, plus access to the gym and yoga studio, underground parking, bike storage, courtyard, lounge, guest suites, and an onsite building manager. Ideal for first-time homeowners, young professionals, and investors, this unit features brand-new LVP flooring throughout, granite countertops, and a new dishwasher. You can also skip the gym membership - the building's gym has a great selection of weights and equipment to keep up with your workouts right at home. The location is extremely convenient, with Mount Royal University just a short walk, bike-ride, or drive away. Easy access to Glenmore & Crowchild Trail plus parks, bike paths, coffee shops, grocery stores, gas stations, and everyday essentials all only a short distance away. If you're looking for an affordable, low-maintenance home in a convenient location, this one is worth a look! Book your showing and talk to your Realtor and Mortgage Specialist about what your monthly costs could look like. It might be closer to what you're already paying in rent - except you'd be building equity and owning your own home.