

3209, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2348995



\$365,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 658
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Portable A/C

Welcome to The Gateway at Garrison Green! This clean and well maintained 2 bedroom, 2 bathroom + den condo offers 888 sq. ft. of thoughtfully designed living space in a desirable concrete building. The functional layout features two spacious bedrooms, a separate den ideal for a home office or study space, and two full 4 piece bathrooms, including a private ensuite off the primary bedroom. Overlooking the courtyard, the unit enjoys a pleasant outlook and a quieter setting away from the street. The Gateway is a very well maintained building with the added convenience of an on-site property manager, offering residents an extra level of day to day support and care. Lots of visitor parking available. Ideally located just minutes from Mount Royal University, with convenient access to parks, pathways, transit, shopping and major routes. Whether you're a student, professional, investor or simply looking for low maintenance living in an established southwest Calgary community, this move in ready home offers an excellent combination of space, functionality and location. A great opportunity to own in The Gateway at Garrison Green.