

1302, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2351281



\$238,000

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

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Located in the beautiful community of Garrison Green, this well-maintained 580 sq. ft. apartment offers comfortable, low-maintenance living in a fantastic location, with the added comfort of AIR CONDITIONING to keep you cool through Calgary's warm summer months! The open-concept layout makes great use of the space, with a kitchen featuring granite countertops, a convenient breakfast bar, plenty of cabinet space, and a practical layout that flows nicely into the living area. The living room is bright and welcoming, with access to your private, courtyard-facing patio, offering a peaceful spot to enjoy your morning coffee, unwind at the end of the day or simply take in the beautifully maintained surroundings. The main bathroom features a granite countertop, adding style to this practical, comfortable space. You'll also appreciate the convenience of a titled parking stall in the secure underground parkade. The building offers great amenities, including a fitness centre, guest suites, a party room, a car wash, bike storage, and visitor parking. Low condo fees cover ALL utilities except internet. Garrison Green is known for its beautiful green spaces, walking paths, and quiet, welcoming atmosphere, all while staying close to shopping, restaurants, schools, North Glenmore Park and everyday amenities. Whether you're looking for your first home, downsizing or adding to your investment portfolio, this is a great opportunity to own in one of Calgary's most desirable communities.