

\$269,900 - 2306, 5605 Henwood Street Sw, Calgary

MLS® #A2176921

\$269,900

1 Bedroom, 1.00 Bathroom, 579 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

Welcome to Gateway Garrison Green, a beautifully designed, QUIET, CONCRETE-BUILT condominium within walking distance to Mount Royal University, lush parks, and convenient coffee shops and restaurants – whether you're a professional, student, retiree, or investor, this home offers something special for everyone! As you step inside, you'll immediately notice the high ceilings, durable vinyl plank flooring, freshly painted neutral walls, and a bright, inviting, open-concept layout. The spacious ONE-BEDROOM + DEN floor plan is perfect for working or studying from home, and the large kitchen and dining area make it easy to host family and friends on weekends. The modern kitchen has stylish details including GRANITE countertops, quality cabinetry, and STAINLESS-STEEL appliances. Step outside to a PRIVATE BALCONY surrounded by mature trees, which includes a natural gas hook-up for your BBQ – a wonderful space to enjoy your peaceful morning coffee or evening wind-down! The amenities in this building are outstanding – take advantage of the fitness centre, library area, two guest suites for visitors, a party room, bike storage, visitor parking, and a beautifully LANDSCAPED COURTYARD. This unit comes with IN-SUITE LAUNDRY, a TITLED UNDERGROUND PARKING stall and a separate STORAGE LOCKER. The building is well-maintained and secure, with a full-time on-site manager who ensures your safety and



provides support when needed. The condo fees include HEAT, WATER, and ELECTRICITY, making this a worry-free living experience! Located in Calgary's sought-after SW community of Garrison Green, you're just a short drive from Marda Loop, Currie Barracks, Downtown Calgary, and Rockyview General Hospital, with easy access to Glenmore and Crowchild Trail, top schools, fantastic shopping and golf courses. This well-maintained, move-in-ready home is waiting for its new owners. Call now to book a private showing!

Built in 2006

Essential Information

MLS® #	A2176921
Price	\$269,900
Sold Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2306, 5605 Henwood Street Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7R2

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Other
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Other
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Construction	Brick, Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 15th, 2024
Days on Market	14
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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