

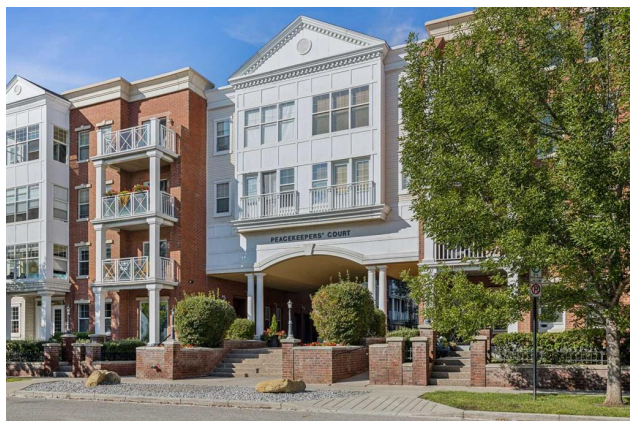


THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #4504, Calgary T3E 7R2

MLS® #: **A2166510** Area: **Garrison Green** Listing Date: **09/18/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Finished Floor Area
 Abv Sqft: **879**
 Low Sqft:
 Ttl Sqft: **879**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Storage**

Construction: **Brick, Concrete**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Track Lighting, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`8" x 10`4"	Living Room	Main	12`10" x 11`1"
Dining Room	Main	10`3" x 7`8"	Bedroom	Main	11`0" x 10`11"
Den	Main	10`4" x 6`11"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	11`6" x 9`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$693

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: 0610287

Remarks

Pub Rmks: **Open House Saturday, October 26th from 12-2pm! Welcome to The Gateway Garrison Green, a sought-after concrete building that combines comfort and convenience with modern living. This spacious top-floor condo boasts 2 bedrooms, 2 bathrooms, a den, TWO PARKING STALLS with storage and a private balcony with a gas BBQ-line, perfect for enjoying sunny summer days. Inside, you'll find 9-foot ceilings, in-floor heating, and wide open views that fill the space with natural light, creating an airy and inviting atmosphere. Your condo fees cover heat, water, and electricity, so you can enjoy worry-free living. The building is packed with amenities such as a fitness center, party room, two guest suites with heated underground visitor parking and a library/book share, offering a well-rounded lifestyle right at your doorstep. Ideally located, you're within walking distance of Mount Royal University and just a short drive to the Calgary Classical Academy, nearby golf courses, and Glenmore Park. Enjoy seamless access to major routes like Glenmore Trail, Crowchild Trail, and Stoney Trail, with Chinook Mall and Westhills Towne Centre just moments away for all your shopping needs. Nestled in one of Calgary's most picturesque neighborhoods, Garrison Green offers a peaceful, family-friendly environment with tree-lined streets, abundant green spaces, and nearby parks like Buffalo Park and Peacekeepers Park. The area's charming architecture and historical significance provide a unique streetscape that fosters a welcoming, tight-knit community. Regular local events make this an ideal location for families, retirees, and professionals alike. This is more than just a home—it's a lifestyle that blends comfort, community, and convenience. Schedule your viewing today! Pet Policy: One pet per home with a maximum weight of 50 lbs.**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



09.11.2024 - 4504-5605 HENWOOD ST SW
MAIN 879.38 SQ.FT 81.69 M2
RMS AREA 879.38 SQ.FT 81.69 M2

