



THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #1104, Calgary T3E 7R2

MLS® #: **A2180322**

Area: **Garrison Green**

Listing Date: **11/21/24**

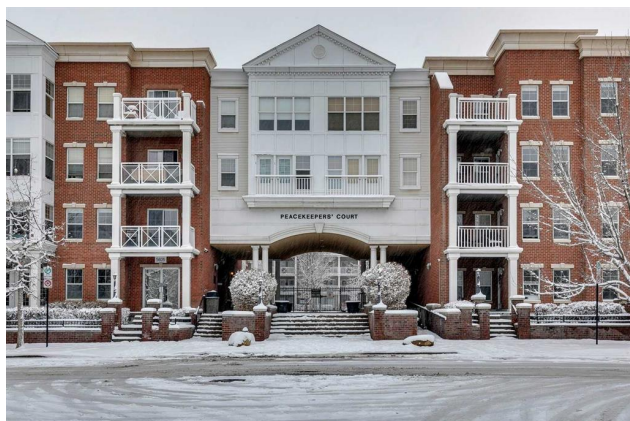
List Price: **\$267,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **578**
Low Sqft:
Ttl Sqft: **578**

Parkade,Stall,Underground

DOM

30
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Concrete,Mixed,Other,Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Kitchen Island,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`8" x 9`2"	Living/Dining Room Combination	Main	16`11" x 11`0"
Den	Main	10`11" x 5`7"	Laundry	Main	3`0" x 2`10"
Bedroom - Primary	Main	11`2" x 10`0"	4pc Bathroom	Main	8`2" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$463

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

0610287

Monthly

Remarks

Pub Rmks:

Welcome to unit 1104 at 5605 Henwood Street SW, a prime location in the sought-after Gateway Garrison Green complex. Nestled next to Mount Royal University and offering seamless access to Crowchild Trail and Glenmore Trail, this residence is perfect for students, professionals, or anyone seeking a quick commute across the city. This 578 sqft, ground-floor unit is ideally positioned on the quiet, east side of the building, offering private access through your ground-level patio (but is also ideally located across from the elevator and near the main entrance if you come in the main doors). The patio is perfect for relaxing outdoors and features a gas line for your BBQ. Inside, you'll find an open layout with a den perfect for a home office or study space, in-unit laundry, and a bright kitchen with ample storage, including a central island with seating. The spacious bedroom accommodates a King-size bed and boasts an extra-long closet for all your storage needs. This well-managed complex also offers a range of amenities, including a gym, exercise room, party room, guest suites, and secured underground parking. Vacant and ready for immediate possession—don't miss the chance to make this your new home!

Inclusions:

NONE

Property Listed By:

2% Realty

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









