



THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #4306, Calgary T3E 7R2

MLS® #: **A2182158**

Area: **Garrison Green**

Listing Date: **12/17/24**

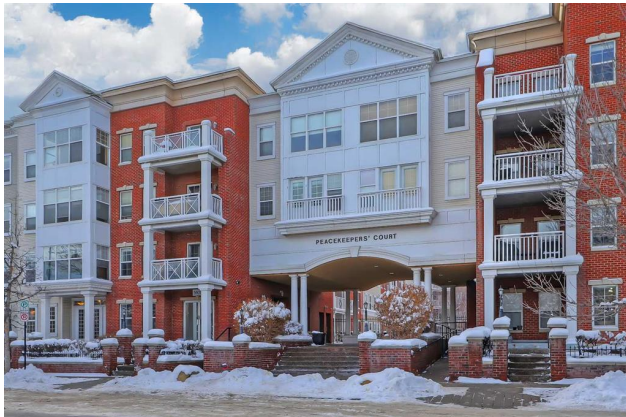
List Price: **\$285,000**

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**

Stall, Underground

DOM

4

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor, Hot Water, Radiant**
Sewer:
Ext Feat: **Courtyard, Playground**

Construction: **Brick, Concrete, Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`0" x 9`8"	Kitchen	Main	10`7" x 9`3"
Dining Room	Main	10`7" x 7`3"	Den	Main	7`7" x 5`7"
Bedroom - Primary	Main	11`0" x 10`0"	4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$545

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Monthly

Legal Desc: 0610287

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* Welcome to this charming TOP-FLOOR 1-BED + DEN CONDO in the heart of Garrison Green, where STYLE, COMFORT, and CONVENIENCE come together. LUXURY VINYL PLANK FLOORING enhances the thoughtfully designed OPEN-CONCEPT LAYOUT, providing a seamless and modern look. A LARGE ENTRY CLOSET offers practical storage for your belongings. The SPACIOUS KITCHEN is a standout feature, boasting STAINLESS STEEL APPLIANCES, BRAND NEW FRIDGE, SLEEK GRANITE COUNTERTOPS, and a stylish tile backsplash. Ample cabinetry ensures plenty of storage, while the CENTRAL ISLAND with BAR SEATING creates a natural gathering spot. The WELL-SIZED LIVING AREA flows from the kitchen, offering space for a cozy seating arrangement that can accommodate for larger furniture. Step outside to the PRIVATE and BRIGHT, COVERED WEST-FACING BALCONY—perfect for morning coffee or sunsets. The spacious bedroom includes TWO LARGE WINDOWS for natural light and a GENEROUS CLOSET, creating a functional retreat. The PRACTICAL 4-PIECE BATHROOM features an EXTENDED VANITY and a TUB/SHOWER COMBO. This unit includes a TITLED UNDERCOVER PARKING STALL and a SEPARATE STORAGE UNIT. CONDO FEES COVER ALL UTILITIES!, simplifying monthly expenses. Gateway at Garrison Green offers an array of amenities, including a welcoming lobby, a fully equipped gym, secured FREE underground visitor parking (for up to 8 hours at a time), a versatile party room and GUEST SUITE!. Additional conveniences include secured bike storage, a garbage room, a peaceful courtyard, and a guest suite. Located in Garrison Green, one of Calgary's most sought-after inner-city communities, this condo is minutes from the downtown core, Mount Royal University, public transit, shopping, and dining. Enjoy quick access to Crowchild Trail, Glenmore Trail and Stoney Trail, making city exploration effortless. This condo perfectly blends style, convenience, and urban living. Book your showing today!**

Inclusions: **None**

Property Listed By: **RE/MAX House of Real Estate**

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



