



THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #1303, Calgary T3E 7R2

MLS® #: **A2189386**

Area: **Garrison Green**

Listing Date: **01/23/25**

List Price: **\$380,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **883**
Low Sqft:
Ttl Sqft: **883**

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Courtyard, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Granite Counters, Open Floorplan, Separate Entrance, Storage, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`5" x 7`11"	Living Room	Main	15`4" x 11`3"
Office	Main	10`4" x 6`10"	Bedroom - Primary	Main	11`8" x 10`3"
Walk-In Closet	Main	6`9" x 3`11"	3pc Ensuite bath	Main	6`9" x 6`4"
Bedroom	Main	11`0" x 101`10"	4pc Bathroom	Main	8`4" x 4`11"
Foyer	Main	8`0" x 4`2"	Laundry	Main	3`1" x 2`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$658

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0610287

Remarks

Pub Rmks: ****Welcome to Gateway Garrison Green - A Premier 2-Bed, 2-Bath + Den Condo in Calgary's Prestigious Garrison Green**** Located in the highly sought-after and vibrant community of Garrison Green, this stunning 2-bedroom, 2-bathroom + den unit is a perfect blend of style, function, and comfort. The open-concept floor plan maximizes space and provides a bright and airy atmosphere throughout the home, making it ideal for both everyday living and entertaining. The spacious kitchen features beautiful granite countertops with plenty of surface space for all your culinary needs, complemented by pristine maple cabinetry that adds warmth and elegance. With 9-foot ceilings and large west-facing windows, this home is bathed in natural light, creating a welcoming and open ambiance. The centrally located living room provides a perfect separation between the two bedrooms, ensuring privacy while maintaining a fluid, open layout that is perfect for hosting guests. The inviting living space flows seamlessly into the kitchen, making it easy to entertain in style. The generous primary suite comfortably accommodates a king-sized bed and is paired with a large walk-through closet leading to a 3-piece ensuite, offering the perfect private retreat. The second bedroom is equally spacious and is complemented by a 4-piece main bathroom. Additionally, the unit features a convenient laundry room with plenty of storage. Working from home? You'll appreciate the dedicated den, which can easily function as a home office, providing a quiet and productive space. The real highlight of this unit is the west-facing, ground-level patio that backs onto a beautifully maintained courtyard—offering a peaceful, private outdoor oasis. Enjoy the evening sun, relax with a beverage, or fire up your gas BBQ to enjoy the tranquil surroundings. For convenience, secure underground parking is just steps away from your front door and includes a storage locker at the front of the stall. The building is impeccably managed and offers fantastic amenities, including a fully-equipped fitness center, yoga room, conference and social rooms, two guest suites for visitors, a mail room, on-site management, and underground visitor parking. Garrison Green is one of Calgary's most desirable communities, offering excellent schools, a variety of restaurants and shopping options, and easy access to major roads like Glenmore, Crowchild, and Stoney Trail. This home represents incredible value in one of Calgary's best neighborhoods. Don't miss out on the opportunity to call Gateway Garrison Green your new home—contact us today to schedule your viewing!

Inclusions: All window coverings
Property Listed By: RE/MAX iRealty Innovations

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









