



THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #4304, Calgary T3E 7R2

MLS® #: **A2189655**

Area: **Garrison Green**

Listing Date: **01/22/25**

List Price: **\$395,000**

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: **888**
Low Sqft:
Ttl Sqft: **888**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, See Remarks, Stall, Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle, Flat**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 11`4"	Kitchen	Main	8`5" x 11`10"
Dining Room	Main	6`11" x 13`11"	Den	Main	6`11" x 10`4"
Bedroom - Primary	Main	14`8" x 10`4"	Bedroom	Main	10`10" x 11`0"
4pc Bathroom	Main	8`3" x 5`0"	3pc Ensuite bath	Main	6`4" x 6`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$640

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **0610287**

Remarks

Pub Rmks: **Gateway Garrison Green, a highly sought-after building, seamlessly combines comfort, convenience, and contemporary living. This spacious top-floor condo features 2 bedrooms, 2 bathrooms, a versatile den, and stylish vinyl flooring throughout. At its heart lies a modern kitchen with shaker-style maple cabinets, granite countertops, brand new stainless steel appliances, and a striking dark subway tile backsplash, seamlessly overlooking the open-concept living and dining areas. The bright, airy interior boasts tall ceilings, in-floor heating, and expansive windows that fill the space with natural light. Step onto your private balcony, complete with a gas BBQ line, and enjoy serene courtyard views. Condo fees include heat, water, and electricity, ensuring hassle-free living, while the building offers a fitness centre, party room, two guest suites, heated underground visitor parking, and a library/book share. Ideally located in the picturesque and family-friendly neighbourhood of Garrison Green, you're within walking distance of Mount Royal University and a short drive to Glenmore Park, Calgary Classical Academy, nearby golf courses, and shopping destinations like Chinook Mall and Westhills Towne Centre, with seamless access to major routes such as Glenmore Trail, Crowchild Trail, and Stoney Trail. Garrison Green's tree-lined streets, abundant green spaces, and parks like Buffalo Park and Peacekeepers Park, paired with its charming architecture and close-knit community atmosphere, make it an ideal location for families, retirees, and professionals alike. This pet-friendly condo (restrictions and board approval required) offers more than just a home—it's a lifestyle that combines modern design, and convenience.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bamber Realty LTD.**

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







