



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5605 HENWOOD Street #4509, Calgary T3E 7R2**

MLS® #: **A2203366**

Area: **Garrison Green**

Listing Date: **03/21/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

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

DOM

**33**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Electric Gate,Garage Door Opener,Guest,Parkade,Titled,Underground**

Utilities and Features

Roof: **Flat**

Heating: **In Floor,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

Construction:

**Brick,Concrete,Vinyl Siding**

Flooring:

**Ceramic Tile,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,Storage**  
Utilities:

Room Information

| <u>Room</u>  | <u>Level</u>   | <u>Dimensions</u> | <u>Room</u>         | <u>Level</u> | <u>Dimensions</u> |
|--------------|----------------|-------------------|---------------------|--------------|-------------------|
|              |                |                   | Legal/Tax/Financial |              |                   |
| Condo Fee:   |                | Title:            |                     | Zoning:      |                   |
| <b>\$715</b> |                | <b>Fee Simple</b> |                     | <b>M-C2</b>  |                   |
|              |                | Fee Freq:         |                     |              |                   |
|              |                | <b>Monthly</b>    |                     |              |                   |
| Legal Desc:  | <b>0610287</b> |                   |                     |              |                   |

## Remarks

Pub Rmks:

This top floor unit has 2 bedrooms + den, 2 full bathrooms, and 2 titled underground parking stalls. Gateway Garrison Green has CONCRETE CONSTRUCTION which is rare for a 4 storey building. The unit has been well maintained and has in floor heat, 9 FOOT CEILINGS and is AIR CONDITIONED. The large west facing balcony faces the quiet inner courtyard and has a gas hook-up for your BBQ. The kitchen has a newer fridge, granite counter-tops and lots of storage complimented by a built-in pantry. The den is a flexible space that can be used as a large pantry, walk-in closet, home office, or storage room. There is in-suite laundry as well. This well-run complex has a huge fitness center on the main floor, on-site manager, 2 guest suites (\$60 per night), 40+ under-ground visitor parking stalls, and a clubhouse that can be rented out for functions. This location has great access to Glenmore, Stoney, and Sarcee Trail. There is one storage cage combined with one of the parking spaces.

Inclusions:

none

Property Listed By:

Real Estate Calgary

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













