



THE A-TEAM

RE/MAX FIRST

5605 HENWOOD Street #4405, Calgary T3E 7R2

MLS® #: A2204990 Area: Garrison Green Listing Date: 03/27/25 List Price: \$279,900
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: 580
Low Sqft: 580
Ttl Sqft: 580

DOM

9
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit

Access:
Lot Feat:
Park Feat: Parkade, Secured, Titled, Underground

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: In Floor, Natural Gas
Heating: In Floor, Natural Gas
Sewer:
Ext Feat: Balcony, BBQ gas line, Courtyard, Storage
Construction: Concrete
Flooring: Ceramic Tile, Laminated
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: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, and 4pc Bathroom.

Legal/Tax/Financial

Condo Fee: \$515 Title: Fee Simple Zoning: M-C2

Fee Freq:
Monthly

Legal Desc: **0610287**

Remarks

Pub Rmks: **This TOP FLOOR unit in a CONCRETE BUILDING ticks all the boxes. One bedroom plus den with an open plan and 9-FOOT CEILINGS includes a SIT-UP ISLAND, GRANITE COUNTER-TOPS, convenient in-suite laundry, heated underground parking, newer flooring, radiant heating (floors), and a spacious balcony with a BBQ gas hookup are just some of the features of this unit that is available for a quick possession. SUPER QUIET side of the building that includes the following amenities: 44 underground visitor parking stalls, a huge fully equipped fitness center (main floor), 2 guest suites (\$60 per night), large social room, and an on-site manager. This complex is a short walk to Mount Royal University and has excellent access to major routes in all directions (Crowchild, Glenmore, and Stoney Trail). Condo fees include electricity.**

Inclusions: **2 bar stools**
Property Listed By: **Real Estate Calgary**

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





