



THE
A-TEAM

**RE/MAX
FIRST**

5605 HENWOOD Street #4401, Calgary T3E7R2

MLS® #: **A2207169**

Area: **Garrison Green**

Listing Date: **04/04/25**

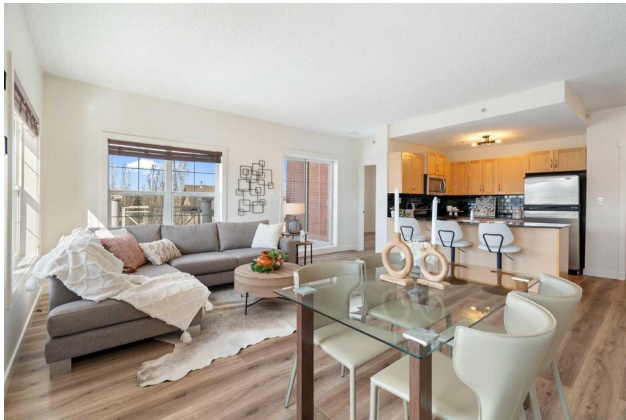
List Price: **\$428,000**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 14-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: **1,042**
Low Sqft:
Ttl Sqft: **1,042**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **In Floor, Natural Gas**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Granite Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 9`9"
Kitchen	Main	13`2" x 8`0"
Bedroom	Main	12`0" x 11`4"
4pc Ensuite bath	Main	7`10" x 7`1"

Room	Level	Dimensions
Dining Room	Main	16`2" x 8`0"
Bedroom - Primary	Main	21`2" x 11`3"
Den	Main	6`1" x 5`4"
3pc Ensuite bath	Main	8`0" x 7`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$772

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc:

0610287

Remarks

Pub Rmks:

If you're looking for a space that fits your lifestyle—whether you're working from home, hosting friends, or just want a stylish place to unwind—this top-floor corner suite checks all the boxes. With two spacious bedrooms, two full baths, and a smart layout that includes a great work-from-home space, it's designed to make your day-to-day easy and enjoyable. Both bedrooms are well sized, with walk through closets to the bathrooms. Being on the corner means tons of windows and natural light, and the wrap-around deck with north and west exposures is basically your new favorite happy hour spot. Freshly painted with brand new luxury laminate flooring and updated light fixtures, the space feels modern and is move-in ready. Located in a solid concrete building, you'll have access to all the extras: a central courtyard for a bit of greenery, a gym and yoga studio to keep your routine on track, a party room for entertaining, and even two guest suites when friends and family come to visit. Plus, secure, titled underground parking and extra storage make life even easier. And your condo fees include all utilities, including electricity. It's low-maintenance, high-style living in a great community—exactly what you've been looking for.

Inclusions:

None

Property Listed By:

Real Estate Professionals Inc.

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



