

# \$261,000 - 3301, 5605 Henwood Street Sw, Calgary

MLS® #A2219306

**\$261,000**

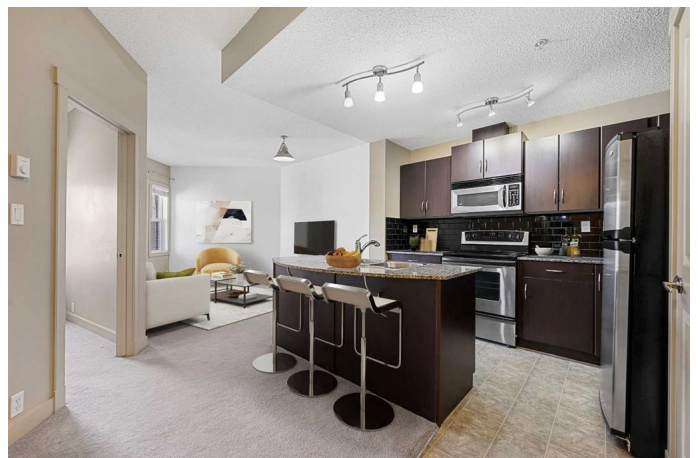
1 Bedroom, 1.00 Bathroom, 502 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

Welcome to Gateway Garrison Green, a beautifully designed, QUIET, CONCRETE-BUILT condominium within walking distance to Mount Royal University, lush parks, and convenient coffee shops and restaurants!

This pet-friendly building welcomes one dog (50 pound max) or one cat (board approval needed) and features outstanding amenities, including a massive gym conveniently located near the unit, a book exchange, on-site management, and a guest suite—an incredible bonus that means you can host friends and family without sacrificing your own space. Your guests get the privacy of their own suite, and you get to enjoy their company without compromising your comfort. Set in one of SW Calgary's most charming and convenient communities, Garrison Green is known for its gorgeous architecture, mature trees, and walkability. You're just a 12-minute walk to Mount Royal University and 10 minutes to Lincoln Park Shopping Centre, home to over 20 shops and services including a pub, drive-through Tim Hortons, and a liquor store. As you step inside, you'll immediately notice the high ceilings, freshly painted neutral walls, and a bright, inviting, open-concept layout. The spacious floor plan is perfect for working or studying from home, and the large kitchen and dining area make it easy to host family and friends on weekends. The modern kitchen has stylish details including GRANITE countertops, quality cabinetry, and



STAINLESS-STEEL appliances. Step outside to a PRIVATE BALCONY (including gas BBQ hook-up), surrounded by serene views of the courtyard with its mature trees – a wonderful space to enjoy your peaceful morning coffee or evening wind-down! This unit comes with IN-SUITE LAUNDRY, plus a TITLED UNDERGROUND PARKING stall. The building is well-maintained and secure, with a full-time on-site manager who ensures your safety and provides support when needed. The condo fees include HEAT, WATER, and ELECTRICITY, making this a worry-free living experience! This well-maintained, move-in-ready home is waiting for its new owners. Call now to book a private showing!

Built in 2006

### Essential Information

MLS® #	A2219306
Price	\$261,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	502
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3301, 5605 Henwood Street Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7R2

## Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete, Vinyl Siding

## Additional Information

Date Listed	May 12th, 2025
Days on Market	48
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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