

2212, 5605 Henwood Street SW  
Calgary, Alberta

MLS # A2310585



## \$354,900

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows		

**Inclusions:** N/A

This thoughtfully updated and move-in ready 2-bedroom, 2-bathroom condo with den is nestled in one of SW Calgary's most sought-after concrete buildings &mdash; Gateway Garrison Green. Upgraded white dove maple cabinetry, luxury vinyl plank flooring throughout, high-efficiency stacking washer and dryer and soaring 9-foot ceilings give this unit a modern open airy feel from the moment you step inside. The well-appointed kitchen impresses with granite countertops, and stainless steel appliances. A practical and attractive space for everyday cooking and weekend entertaining alike. The spacious living room flows naturally onto the private balcony overlooking the serene centre courtyard, a welcome retreat after a long day. The primary bedroom is a comfortable sanctuary, complete with a walk-through closet and a private 3-piece ensuite. A well-sized second bedroom, full second bathroom, and a flexible den &mdash; ideal as a home office, reading room, or fitness space &mdash; round out a layout that truly works for modern living. The building itself is a standout &mdash; concrete construction, professionally managed, with condo fees that include heat, water, sewer, and electricity. Residents enjoy access to a fully equipped fitness facility, yoga studio, social room, secure bike storage, 40 underground heated visitor parking stalls, and two guest suites available for out-of-town visitors. This unit also includes a titled, heated underground parking stall. The location is equally impressive &mdash; walking distance to Mount Royal University, minutes to Chinook Centre, Rockyview Hospital, Marda Loop, and with quick access to Glenmore, Crowchild, and Stoney Trail for an effortless commute in any direction. Downtown Calgary is just a short drive away. Whether you're a professional, first-time buyer, or savvy investor &mdash; this is carefree urban living

at its finest.