# \$265,000 - 1508, 5605 Henwood Street Sw, Calgary

MLS® #A2209700

### \$265,000

1 Bedroom, 1.00 Bathroom, 578 sqft Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

OPEN HOUSE SAT 2-4 PM - Welcome to this beautifully designed one-bedroom + den condo located in a solid concrete building in the heart of the sought-after, tree-lined community of Garrison Green. This bright and airy unit offers titled underground parking and separate storage, adding convenience and peace of mind. Condo fees include heating, water, and electricity!!

A standout feature of this home is the massive ground-level patio, which opens directly onto a gated, secure, and beautifully landscaped courtyard filled with mature trees. Enjoy the peace and privacy of having no neighbours on one side, and the ease of quick access through the north entranceâ€"it's the first door in on that side, making coming and going a breeze.

The unit itself offers a thoughtfully designed layout that perfectly balances comfort and functionality. Enjoy defined living and dining spaces, and a large kitchen with ample cabinetry and counter spaceâ€"perfect for cooking or entertaining. The den adds flexible space ideal for a home office, crafting, reading area, or extra storage.

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 suiteâ€"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. Easy access to Crowchild, Glenmore, and Sarcee Trails makes commuting or weekend getaways simple. Whether you're a first-time buyer, student, downsizer, or investor, this condo checks all the boxes. Come see why life in Garrison Green is truly something special!

#### Built in 2006

#### **Essential Information**

MLS® # A2209700 Price \$265,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 578
Acres 0.00
Year Built 2006

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1508, 5605 Henwood Street Sw

Subdivision Garrison Green

City Calgary

County Calgary
Province Alberta
Postal Code T2E 7R2

#### **Amenities**

Amenities Elevator(s), Fitness Center, Gazebo, Guest Suite, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Off Street, Parkade, Stall, Titled, Underground

# of Garages 1

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating In Floor, Natural Gas

Cooling Sep. HVAC Units

# of Stories 4

#### **Exterior**

Exterior Features Courtyard, Private Entrance, Storage

Roof Tar/Gravel

Construction Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 11th, 2025

Days on Market 4

Zoning M-C2

## **Listing Details**

Listing Office Royal LePage Solutions

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