

3311, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2274321

\$258,000



Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Stylish and bright SW-facing 1-bedroom + den in the coveted Gateway Garrison Green. This upgraded unit features 9 ft ceilings, granite countertops with a breakfast bar, stainless steel appliances, subway tile backsplash, and contemporary lighting with under-cabinet accents. Enjoy the convenience of in-suite laundry, a spacious private balcony, and heated underground parking. The primary bedroom offers a walk-through closet leading to a well-appointed 4-pc bathroom with an oversized vanity. Gateway Garrison Green is a quality concrete building loaded with amenities, including a fully equipped gym, yoga studio, party room, two guest suites, bike storage, 40 underground visitor stalls, and two beautifully maintained courtyards. Monthly condo fees of \$328 include heat, electricity, water/sewer, insurance, management, recreation facilities, and exterior maintenance. All of this in an unbeatable location—steps to MRU, close to shopping, schools, Marda Loop, and minutes to downtown. A must-see unit offering exceptional value and lifestyle.