

5628 Henwood Street SW  
Calgary, Alberta

MLS # A2274810



**\$829,900**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,805 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to Garrison Green &ndash; one of Calgary's most coveted inner-city neighbourhoods. This stunning Albi-built 3-bedroom home offers over 2,500 sq.ft. of developed living space, central air conditioning, and a perfect blend of classic architecture with modern comfort and high-end finishes throughout. The main floor features a bright, open concept layout with 9 ft flat ceilings, rich maple hardwood, and an inviting great room with tiled gas fireplace and in-wall Polk Audio surround sound. The granite island kitchen is ideal for entertaining, showcasing stainless steel appliances, cherry cabinetry, plenty of storage, and direct access to the low-maintenance composite deck and landscaped yard. Hunter Douglas window coverings, an Ecobee smart thermostat, and Telus fibre to the home add everyday convenience. Upstairs you'll find a luxurious primary retreat with two walk-in closets and a spa-inspired ensuite with upgraded tile and oversized shower. A generous second bedroom with its own private balcony, a third bedroom, and another full bath complete this level. The fully developed lower level offers even more living space with surround sound wiring already in place &ndash; perfect for a media room, office, games area, or home gym. Outside, enjoy the sunny backyard, composite deck for summer BBQs, and a double detached garage. Peace-of-mind updates include a brand-new roof on both house and garage (Aug 2025), plus hardwood and upstairs carpet replaced approximately 3 years ago. All of this nestled in a quiet, tree-lined community just minutes from parks, paths, schools, and an easy commute to downtown. This beautifully maintained home in Garrison Green is truly move-in ready &ndash; come see it today.