

**1502, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2274970

\$279,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Garrison Green | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 580 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-----------------------------------|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 515 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Composite Siding, Concrete | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance

Inclusions: Seller is open to selling the furniture with the condo.

This ground-floor unit offers a functional layout with defined spaces, including an area suitable for office use. It is designed for low-maintenance living and features an east-facing orientation that provides morning sunlight. The unit has direct exterior access with a front door opening to a sidewalk, allowing convenient loading and unloading. Parking is located directly below the unit and can be accessed by stairs from the rear entrance. Constructed with concrete, the building is designed to provide enhanced structural durability and acoustic separation. Mechanical and electrical systems are centralized, which may reduce the amount of in-unit equipment such as a furnace or hot water tank. Residents have access to a well-maintained 24-hour fitness facility, an interior courtyard garden, and rentable guest suites. The Garrison Green community features limited through-traffic and several nearby parks, green spaces, and walking paths. Local amenities include nearby retail areas on both the east and west sides of the community, as well as close proximity to North Glenmore Park, Rockyview General Hospital, and several shopping centres. Major roadways such as Crowchild Trail and Glenmore Trail provide convenient citywide access. Public transit options are extensive due to the community's location adjacent to Mount Royal University, whose recreation facilities also offer public memberships. Proximity to Lakeview and Earl Grey golf courses, along with access to major roadways toward Bragg Creek and the mountains. Furniture may be available by separate agreement.