



GRASSROOTS

REALTY GROUP

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**4209, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2323795

\$375,000



Division:	Garrison Green		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Air condition units for both bedroom

2 Bedrooms + Den | 2 Bathrooms | Top-Floor Unit | Concrete Building | 2 Titled Underground Parking Stalls | 889 Sq.Ft. An incredible opportunity to own this spacious top-floor condo in the highly sought-after community of Garrison Woods. Ideally located within walking distance to Mount Royal University, Lincoln Park Centre's shops, restaurants, and everyday amenities, while offering quick access to Crowchild Trail and Marda Loop. This home is an excellent choice for young professionals, downsizers, and investors alike. Presented for sale by the original owner for the first time, this meticulously maintained and move-in-ready home has been freshly painted and shows true pride of ownership throughout. Large windows frame beautiful courtyard views and flood the space with natural light, while 9-foot ceilings create a bright and airy atmosphere. The well-appointed kitchen features stainless steel appliances, granite countertops, and a timeless subway tile backsplash. The spacious living room provides the perfect place to relax or entertain. Step out onto the sizeable balcony overlooking the landscaped courtyard—an ideal spot to enjoy your morning coffee or unwind with a good book. Thoughtfully designed, the two bedrooms are positioned on opposite sides of the living room, providing excellent privacy. Two wall-mounted air conditioning units keep both bedrooms cool and comfortable during those hot summer days. Both bedrooms are generously sized and overlook the quiet courtyard. The primary bedroom features a walk-through closet and a 3-piece ensuite bathroom. A versatile den offers the perfect space for a home office or study area. In-suite laundry adds to your convenience. Condo fees include heat, electricity, water, and access to outstanding amenities, including a fully equipped fitness centre, yoga room, party room, and two

guest suites. The complex is well managed, pet-friendly (subject to board approval), and offers exceptional value. Vacant and available for quick possession. Call today to book your private.