



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1503, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2334706



\$242,500

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 515
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

OPEN HOUSE | SUN. AUG. 09 | 2:00PM - 4:00PM | Welcome to Gateway Garrison Green! Beautifully updated and exceptionally well located, this 1-bedroom plus den condo offers a stylish, low-maintenance lifestyle in one of Calgary's most desirable southwest communities. A standout feature is the convenient street-level entrance, giving you the ease of condo living with a townhouse-inspired feel and direct access to your home. Step inside to discover a bright, open-concept layout with 9-foot ceilings, heated floors and luxury vinyl plank flooring throughout. The kitchen is both functional and inviting, featuring espresso cabinetry, granite countertops, a subway tile backsplash, a large island with eating bar and newly updated stainless steel appliances. New lighting in the dining area adds a fresh, contemporary touch, while the adjoining living space opens onto an east-facing patio—an ideal spot for morning coffee, fresh air or relaxing outdoors. The spacious bedroom features large windows, generous closet space and a newly added ceiling fan for extra comfort. A separate den provides valuable flexibility for today's lifestyle—perfect as a home office, study, creative space or additional storage. A four-piece bathroom and convenient in-suite laundry complete the interior. This home also includes titled heated underground parking and a private storage area, adding even more everyday convenience. At Gateway Garrison Green, the lifestyle extends well beyond your front door. Residents enjoy an impressive collection of amenities, including a fitness centre, yoga space, party room, guest suites, beautifully landscaped courtyards and ample visitor parking. With many utilities included in the condo fees, comfortable condo living is made even easier. And then there's the location! Garrison Green combines a welcoming residential atmosphere with

outstanding access to everything Calgary's southwest has to offer. Mount Royal University is within walking distance, while coffee shops, transit and everyday conveniences are close at hand. Nearby Marda Loop expands your options with its vibrant collection of restaurants, cafés, local shops and services, and convenient access to major routes makes commuting downtown or travelling throughout the city easy. Whether you're a first-time buyer, professional, student, downsizer or simply looking for a stylish, low-maintenance home in a well-connected community, this updated Garrison Green condo delivers an appealing combination of comfort, convenience and lifestyle. With its private street-level entrance, thoughtful upgrades, excellent amenities and sought-after southwest location, this is a home you'll want to see!