



GRASSROOTS
REALTY GROUP

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3412, 5605 Henwood Street SW
Calgary, Alberta

MLS # A2335550



\$234,900

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	505 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Linoleum
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 458
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

Urban living is at its best in Gateway Garrison Woods, where this meticulously maintained one-bedroom condo places you steps from Marda Loop and everything that makes inner-city Calgary so desirable. Designed with an open-concept layout, this home strikes the perfect balance between comfort, style, and functionality. The kitchen features granite countertops, stainless steel appliances, maple cabinetry, a pantry, and a generous peninsula that provides additional workspace and storage, flowing effortlessly into the dining area and living room. Oversized windows fill the space with natural light, creating a bright and welcoming atmosphere throughout. The primary bedroom offers ample room for a full bedroom suite and is complemented by a four-piece bathroom, while in-suite laundry and excellent storage add everyday convenience. Step outside to your private covered balcony overlooking the beautifully landscaped courtyard, an ideal setting for your morning coffee or a quiet evening outdoors. Located just steps from the boutiques, caf  s, restaurants, fitness studios, and everyday amenities of Marda Loop, with River Park, Sandy Beach, and downtown Calgary only minutes away, this home presents an exceptional opportunity to enjoy one of Calgary's most sought-after inner-city communities.