

# \$399,900 - 4509, 5605 Henwood Street Sw, Calgary

MLS® #A2203366

**\$399,900**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

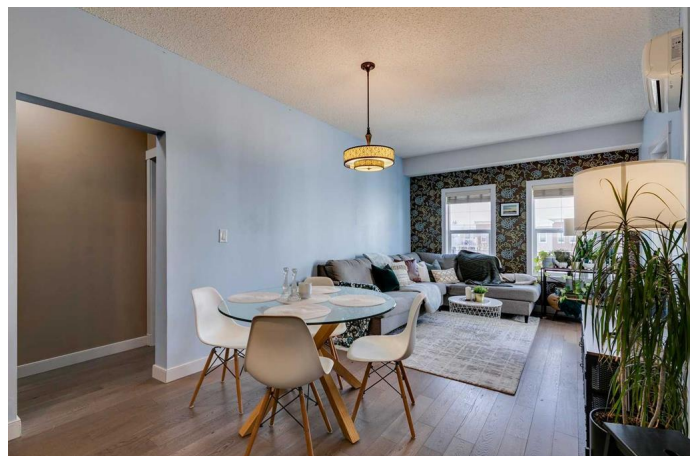
Garrison Green, Calgary, Alberta

This top floor unit has 2 bedrooms + den, 2 full bathrooms, and 2 titled underground parking stalls. Gateway Garrison Green has CONCRETE CONSTRUCTION which is rare for a 4 storey building. The unit has been well maintained and has in floor heat, 9 FOOT CEILINGS and is AIR CONDITIONED. The large west facing balcony faces the quiet inner courtyard and has a gas hook-up for your BBQ. The kitchen has a newer fridge, granite counter-tops and lots of storage complimented by a built-in pantry. The den is a flexible space that can be used as a large pantry, walk-in closet, home office, or storage room. There is in-suite laundry as well. This well-run complex has a huge fitness center on the main floor, on-site manager, 2 guest suites (\$60 per night), 40+ under-ground visitor parking stalls, and a clubhouse that can be rented out for functions. This location has great access to Glenmore, Stoney, and Sarcee Trail. There is one storage cage combined with one of the parking spaces.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2203366  |
| Price      | \$399,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 888               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4509, 5605 Henwood Street Sw |
| Subdivision | Garrison Green               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3E 7R2                      |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Fitness Center, Gazebo, Guest Suite, Recreation Room, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                     |
| Parking        | Electric Gate, Garage Door Opener, Guest, Parkade, Titled, Underground                                                |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Pantry, Storage, Ceiling Fan(s), No Animal Home, No Smoking Home                                                   |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Wall/Window Air Conditioner, Electric Oven, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Natural Gas, In Floor                                                                                                                               |
| Cooling           | Wall Unit(s)                                                                                                                                        |
| # of Stories      | 4                                                                                                                                                   |
| Basement          | None                                                                                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Storage |
| Roof              | Flat                                      |
| Construction      | Brick, Concrete, Vinyl Siding             |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 41               |
| Zoning         | M-C2             |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Real Estate Calgary |
|----------------|---------------------|

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