

**4212, 5605 Henwood Street SW  
Calgary, Alberta**

**MLS # A2202409**



**\$405,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Gazebo		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 658
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Elevator, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

**Inclusions:** Cabinet in den

Renovated and well cared for TOP FLOOR CORNER unit in Gateway Garrison Green. This owner occupied 2 bedroom 2 full bathroom + DEN unit boasts: 9-foot ceilings, CONCRETE CONSTRUCTION, in floor radiant heat, high-end upgrades including: kitchen & both bathrooms, all flooring, custom window coverings, all lighting, appliances (including a Bosch dishwasher, and a 3-door LG fridge with water/ice), and upgraded flooring throughout. The beautiful Kitchen has been fully renovated with newer QUARTZ countertops, backsplash, sink, and faucet. A newer stacking washer/dryer is conveniently located in the unit. A generous balcony faces the inner courtyard and includes a gas hookup for those summer BBQ's. There is a secure storage locker located at the end of the titled underground parking stall (#273). This complex includes: a FULL gym, 44 underground guest parking stalls, an on-site manager, 2 guest suites, a large party/social room, and lush outside common areas. Condo fees include all utilities.