

# \$265,000 - 1508, 5605 Henwood Street Sw, Calgary

MLS® #A2209700

**\$265,000**

1 Bedroom, 1.00 Bathroom, 578 sqft

Residential on 0.00 Acres

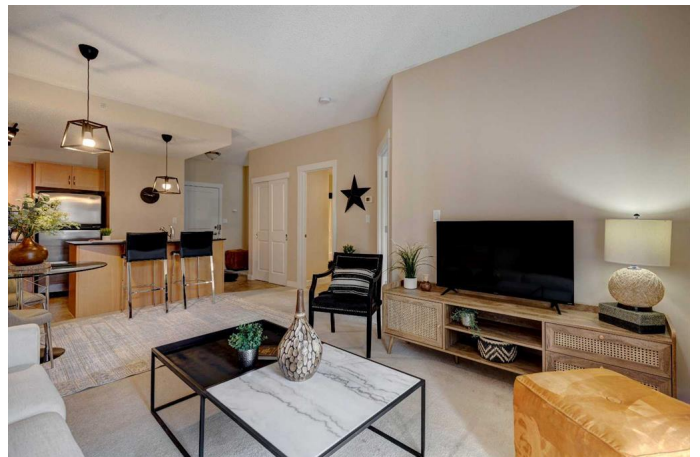
Garrison Green, Calgary, Alberta

- Welcome to this beautifully designed one-bedroom + den condo located in a solid concrete building in the heart of the sought-after, tree-lined community of Garrison Green. This bright and airy unit offers titled underground parking and separate storage, adding convenience and peace of mind. Condo fees include heating, water, and electricity!!

A standout feature of this home is the massive ground-level patio, which opens directly onto a gated, secure, and beautifully landscaped courtyard filled with mature trees. Enjoy the peace and privacy of having no neighbours on one side, and the ease of quick access through the north entranceâ€™itâ€™s the first door in on that side, making coming and going a breeze.

The unit itself offers a thoughtfully designed layout that perfectly balances comfort and functionality. Enjoy defined living and dining spaces, and a large kitchen with ample cabinetry and counter spaceâ€™perfect for cooking or entertaining. The den adds flexible space ideal for a home office, crafting, reading area, or extra storage.

This pet-friendly building welcomes one dog (50 pound max) or one cat (board approval needed) and features outstanding amenities, including a massive gym conveniently located near the unit, a book exchange, on-site management, and a guest suiteâ€™an incredible bonus that means you can host



friends and family without sacrificing your own space. Your guests get the privacy of their own suite, and you get to enjoy their company without compromising your comfort.

Set in one of SW Calgary's most charming and convenient communities, Garrison Green is known for its gorgeous architecture, mature trees, and walkability. You're just a 12-minute walk to Mount Royal University and 10 minutes to Lincoln Park Shopping Centre, home to over 20 shops and services including a pub, drive-through Tim Hortons, and a liquor store. Easy access to Crowchild, Glenmore, and Sarcee Trails makes commuting or weekend getaways simple. Whether you're a first-time buyer, student, downsizer, or investor, this condo checks all the boxes. Come see why life in Garrison Green is truly something special!

Built in 2006

### Essential Information

MLS® #	A2209700
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	578
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1508, 5605 Henwood Street Sw
Subdivision	Garrison Green
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 7R2

### Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Off Street
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	Sep. HVAC Units
# of Stories	4

### Exterior

Exterior Features	Courtyard, Private Entrance, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	10
Zoning	M-C2

### Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.