

# \$248,000 - 3108, 5605 Henwood Street Sw, Calgary

MLS® #A2238245

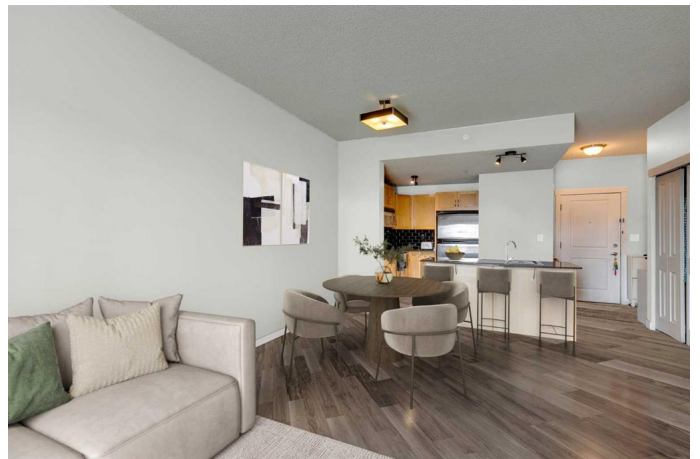
**\$248,000**

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

EMBRACE THE OPPORTUNITY to Transform this CONTEMPORARY CONDO in the VIBRANT and SOUGHT-AFTER COMMUNITY of GARRISON GREEN YOUR OWN! With an INVITING OPEN-CONCEPT FLOOR PLAN, SOARING 9-FOOT CEILINGS, and ABUNDANCE of NATURAL LIGHT pouring in from LARGE WINDOWS, this home EXUDES a SENSE of COMFORT and MODERNITY. The kitchen, ADORNED with STAINLESS STEEL APPLIANCES, MAPLE CABINETS, and STUNNING GRANITE COUNTERTOPS, is a chef's DREAM. The SPACIOUS MASTER BEDROOM, complete with a Generous Closet, offers a SERENE RETREAT, while a " PRIVATE DEN " AREA awaits your CREATIVE TOUCH, PERFECT AS A " HOME OFFICE ". The FOUR-PIECE BATHROOM, featuring STYLISH SUBWAY TILES and a LARGE TUB-SHOWER, enhances everyday functionality. HARDWOOD FLOORING FLOWS THROUGHOUT, HARMONIZING BEAUTIFULLY with the CONTEMPORARY DESIGN. Step out onto your BEAUTIFUL BALCONY, an INVITING SPACE FOR SUMMER LOUNGING and UNFORGETTABLE BARBECUES. Enjoy a lifestyle ENRICHED by URBAN LIVING AMENITIES, INCLUDING a GYM, YOGA ROOM, PARTY ROOM, TWO GUEST SUITES, and TWO LUSH COURTYARDS. Plus, rest easy knowing your " UNDERGROUND TITLED PARKING STALL



is INCLUDED. This CONCRETE BUILDING is just a SHORT STROLL FROM SHOPS, RESTAURANTS, MOUNT ROYAL UNIVERSITY, GLENMORE TRAIL, PUBLIC TRANSPORTATION, and MANY MORE. DON'T MISS your chance to EXPERIENCE This INSPIRING LIVING ENVIRONMENT! BOOK your PRIVATE SHOWING NOW and BRING YOUR OFFERS BEFORE it's GONE !!!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238245          |
| Price          | \$248,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 576               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3108, 5605 Henwood Street Sw |
| Subdivision | Garrison Green               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3E 7R2                      |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Visitor Parking, Playground, Park, Secured Parking, Service Elevator(s), Storage, Trash |
| Parking Spaces | 1                                                                                                |
| Parking        | Underground                                                                                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, French Door, Granite Counters, High Ceilings |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Microwave Hood Fan                |
| Heating           | Baseboard                                                                                                    |
| Cooling           | None                                                                                                         |
| # of Stories      | 4                                                                                                            |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Storage, Playground                                            |
| Lot Description   | Landscaped, Lawn, Private, Street Lighting, Low Maintenance Landscape, Level, Yard Lights |
| Construction      | Brick, Vinyl Siding, Concrete                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 2              |
| Zoning         | M-C2           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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