

1411, 5605 Henwood Street SW
Calgary, Alberta**MLS # A2273097****\$299,900**

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 529
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

LOCATION, LOCATION, LOCATION! Perfectly positioned in a highly walkable and centrally located community, this pet-friendly concrete building offers exceptional lifestyle amenities including a fully equipped gym, yoga studio, and heated underground visitor parking. Just steps from Mount Royal University, this beautifully maintained 1-bedroom, 1-bathroom residence with an open-concept is ideal for students, professionals, or those seeking effortless urban living. Situated on the main floor, the unit features a RARE PRIVATE EXTERIOR ENTRANCE with direct street access—an ideal combination of condo convenience and "walk up" townhouse-style living. Ample street parking is available right outside your door, adding another layer of everyday ease. As a concrete structure, the building provides superior noise reduction and long-term durability compared to wood-frame developments. Inside the larger 606sf floorplan, the stylish kitchen showcases granite countertops, a generous eat-up island, stainless steel appliances, and a classic subway tile backsplash. The spacious primary bedroom comfortably fits a king-sized suite and is complemented by a large closet. The versatile den area off the kitchen is perfect for a home office, creative space, or additional storage. Residents enjoy an impressive range of shared amenities including a party room, two guest suites, a library/book exchange, two landscaped courtyards, bike storage, and abundant underground visitor parking. Low condo fees include electricity, heat, and water—adding tremendous value. Additional perks include in-suite laundry, a titled underground parking stall, and a dedicated storage locker at foot of the stall. With quick access to Glenmore, Crowchild, and Stoney Trail, commuting around the city is seamless. Chinook Centre and Westhills are just minutes away,

placing shopping and entertainment within easy reach. MOVE IN TODAY! This is the perfect place to call home.