

# **\$349,900 - 3209, 5605 Henwood Street Sw, Calgary**

MLS® #A2250296

**\$349,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Garrison Green, Calgary, Alberta

Quiet Concrete Building, Facing into the Courtyard. Freshly Painted / a Brand New Feel!!! This well-kept 2-bedroom, 2-bath condo in the sought-after Gateway Garrison Green complex offers a bright, functional layout with a thoughtful open-concept design. Freshly painted throughout, the unit feels clean and move-in ready from the moment you step inside.

The living space includes a versatile den, in-suite laundry, and a covered balcony overlooking the peaceful, park-like courtyard. High 9 ft ceilings and in-floor heating create a comfortable and inviting atmosphere, while the kitchen flows seamlessly into the dining and living areas. The private balcony, complete with a gas BBQ line, provides the perfect spot to relax or entertain.

The primary bedroom features a walk-in closet and private 3-piece ensuite, while the second bedroom offers flexibility for guests, a home office, or added living space. A titled underground parking stall and storage cage provide convenience and security.

Gateway Garrison Green is a well-managed complex offering a range of amenities including a fitness centre, party room, two guest suites, a library/book share, and heated underground visitor parking. Condo fees include heat, water, and electricity.



Located in the established and walkable community of Garrison Green, you're just steps from Mount Royal University and only minutes from Glenmore Park, Calgary Classical Academy, nearby golf courses, and major shopping hubs like Chinook Mall and Westhills Towne Centre. Quick access to Glenmore, Crowchild, and Stoney Trails makes getting around the city simple. With tree-lined streets, nearby parks, and a welcoming feel, this pet-friendly condo (with board approval) offers modern, low-maintenance living in a great and convenient location.

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250296          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 887               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 3209, 5605 Henwood Street Sw |
| Subdivision | Garrison Green               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3E 7R2                      |

**Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                                      |
| Parking        | Off Street, Parkade, Secured, Stall, Underground                                       |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)         |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor                                                                                    |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Roof              | Asphalt         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-C2              |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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