



**DJ Golden**  
**REAL ESTATE**

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**4509, 5605 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2203366**



**\$389,000**

<b>Division:</b>	Garrison Green		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Garage Door Opener, Guest, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 715
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage		
<b>Inclusions:</b>	none		

This top floor unit has 2 bedrooms + den, 2 full bathrooms, and 2 titled underground parking stalls. Gateway Garrison Green has CONCRETE CONSTRUCTION which is rare for a 4 storey building. The unit has been well maintained and has in floor heat, 9 FOOT CEILINGS and is AIR CONDITIONED. The large west facing balcony faces the quiet inner courtyard and has a gas hook-up for your BBQ. The kitchen has a newer fridge, granite counter-tops and lots of storage complimented by a built-in pantry. The den is a flexible space that can be used as a large pantry, walk-in closet, home office, or storage room. There is in-suite laundry as well. This well-run complex has a huge fitness center on the main floor, on-site manager, 2 guest suites (\$60 per night), 40+ under-ground visitor parking stalls, and a clubhouse that can be rented out for functions. This location has great access to Glenmore, Stoney, and Sarcree Trail. There is one storage cage combined with one of the parking spaces.