



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

**780-897-4003**  
dj@djgolden.com

**3212, 5605 Henwood Street SW**  
**Calgary, Alberta**

**MLS # A2209050**



**\$364,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Garrison Green                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 876 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 658 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Wood Frame  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**\*Sleek. Stylish. Solid.\*** Welcome to Gateway Garrison Green! Live large in this concrete-built, amenity-loaded 2 bed, 2 bath condo with courtyard views and 9-ft ceilings. Say goodbye to carpet and hello to luxury vinyl plank throughout! Enjoy granite counters, stainless steel appliances, and a layout that flows like wine on a Friday night. Bonus perks? Heated underground parking, top-notch gym, yoga studio, guest suites, party room, AND all utilities included in your condo fee! You're minutes from Mount Royal University, with quick access to Glenmore, Crowchild, and downtown. Work-from-home? There's a built-in den in the master suite! BBQ season? Your balcony's got a gas line ready. This unit blends inner-city convenience with a peaceful, green community vibe. **\*Click the Multimedia link for the 360 tour & floorplans—you don't want to miss this one!**