# 2412 5605 Henwood Street SW

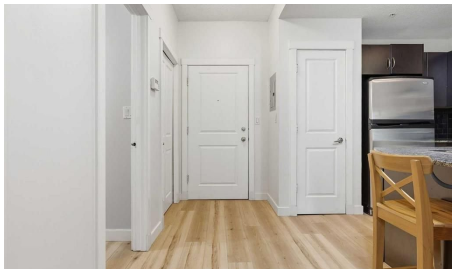
Calgary | Active | MLS® A2345529

**$219,000**







| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2006** | **502.89 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Royal LePage Arteam Realty

# A closer look

FREE condo fees for the 1st month! Own this unit for as much as it could be to rent! Welcome to this bright, courtyard-facing home in a quiet, well-managed CONCRETE building! Condo fees are just $471.89/month and include ALL utilities, plus access to the gym and yoga studio, underground parking, bike storage, courtyard, lounge, guest suites, and an onsite building manager. Ideal for first-time homeowners, young professionals, and investors, this unit features brand-new LVP flooring throughout, granite countertops, and a new dishwasher. You can also skip the gym membership - the building’s gym has a great selection of weights and equipment to keep up with your workouts right at home. The location is extremely convenient, with Mount Royal University just a short walk, bike-ride, or drive away. Easy access to Glenmore & Crowchild Trail plus parks, bike paths, coffee shops, grocery stores, gas stations, and everyday essentials all only a short distance away. If you’re looking for an affordable, low-maintenance home in a convenient location, this one is worth a look! Book your showing and talk to your Realtor and Mortgage Specialist about what your monthly costs could look like. It might be closer to what you’re already paying in rent - except you’d be building equity and owning your own home.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345529 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2006 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 502.89 sq. ft. |
| **Condo Fee:** | $471.89 |

| | |
|---|---|
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2006 (Age: 20) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0610287 |
| **Heating:** | In Floor, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Concrete |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |

| | |
|---|---|
| **Garage:** | No |
| **Parking:** | Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Gateway Garrison Green |
| **Community:** | Garrison Green |
| **Amenities:** | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Other, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal |
| **Appliances:** | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | 2 Bar Stools, 1 Queen Bedframe |
| **Restrictions:** | Board Approval, Pets Allowed |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Kitchen · 11'2" × 9'1" · |
| **Main Floor** | Living Room · 16'7" × 12'6" · |
| **Main Floor** | Bedroom - Primary · 10'10" × 10'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, Open Floorplan, Pantry |
| **Exterior Features:** | Balcony, BBQ gas line, Courtyard, Lighting, Uncovered Courtyard |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |

| | |
|---|---|
| **Zoning:** | M-C2 |
| **Listed Date:** | Sep 15, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2412-5605-henwood-street-sw-calgary-a2345529/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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