



261, 3000 Marda Link SW  
Calgary, Alberta

MLS # A2303161



**\$715,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Enclosed, Heated Garage, Parkade, Secured, Side By Side, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,200
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** wall clock in LR

This very RARE 2 bedroom plus den 2 bath open concept condo offers 1600 sq ft of gracious living. When you enter this big sunny home with 9 ft ceilings, you will be greeted by a large kitchen with a pantry, lots of cabinet space and a long peninsula which could seat 4 or 5 guests. It opens to the spacious Living/Dining rooms which feature a two sided gas fireplace. Two doors lead to two (approx. 70 sf each) separate South facing balconies which overlook a green space. The park with a variety of mature trees makes you feel that you are in the country rather than the heart of vibrant walkable Garrisonwoods with all of its services, restaurants and shopping. Each of the 2 bedrooms has a 4 piece en-suite. Both have large linen closets, double sinks and one has a big corner soaker tub - the other a FIAT steam shower. A cozy den/office shares the fireplace. A built in office cubby is conveniently located near the front hall and a large laundry room with even more storage space and A/C completes this unit. The two side by side parking spaces are beside the elevator as is the storage room. The parkade is secure, heated and has a car wash and bike rack. You can walk to the entrance of the amazing Amenities centre through the parkade or just pop out the front door. In the Amenities centre, you will find a gym, showers, party/games room with a full kitchen and a great pool (just refurbished so will be refilled soon). Two guest suites can be rented at a reasonable price and visitor parking is out front. This is a sought after quiet complex is well run and maintained. Note: This is an adult (18+) building and is pet friendly (dog or cat max. 20 pounds with approval)