



307, 3651 Marda Link SW
Calgary, Alberta

MLS # A2321478



\$379,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	867 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this bright and stylish penthouse loft in the sought-after Courtyards of Garrison Woods! Soaring ceilings and expansive windows flood the home with natural light, creating an airy feel throughout the open-concept living space. The kitchen features newer quartz countertops, stainless steel appliances, a breakfast bar with seating, and opens seamlessly to the dining area and spacious living room, where a gas fireplace and soaring 2-storey ceilings create an inviting focal point. A built-in desk nook provides the perfect spot for a home office. In-suite laundry, additional storage, and a convenient powder room complete the main level. Upstairs, the loft-style bedroom overlooks the living space below and offers a full closet and private four-piece ensuite. The private balcony features a gas line for your BBQ and overlooks the beautifully landscaped courtyard with mature trees and pathways. Residents enjoy outstanding amenities including an indoor pool, fitness facility, party room, guest suites, and heated underground parking. Just steps from the shops, restaurants, cafes, and parks of Marda Loop, yet tucked away in one of Calgary's most desirable communities, this home offers the perfect balance of convenience and tranquility. Condo fees include heat and water. Complete with an assigned parking stall and nearby visitor parking. Call your favorite Realtor to book your private viewing!