



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

254, 3000 Marda Link SW
Calgary, Alberta

MLS # A2323901



\$649,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,407 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,041
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	N/A		

OPEN HOUSE - JULY 18 (SATURDAY) 1-3PM. Welcome to #254, 3000 Marda Link SW—a stunning, corner unit offering over 1,400 square feet of beautifully designed, open-concept living space in the highly desirable adult-only (18+) Courtyards of Garrison Woods. Perfect for downsizers still needing lots of space, this bright, west-facing condo features 9-foot ceilings, gorgeous flooring, and a premier dual-suite layout boasting two spacious bedrooms, each with its own full luxury ensuite bathroom. The beautiful kitchen boasts quartz countertops, premium stainless steel appliances, a large island, and a pantry, opens into a warm living area complete with a cozy corner gas fireplace. Step through the garden doors to enjoy a private, covered west-facing patio with a gas BBQ hookup—ideal for summer evenings. Complete with a spacious dedicated den/office, in-suite laundry, two side-by-side underground heated parking stalls, and a large storage locker, this home offers unmatched functionality. Residents also enjoy building amenities, including an oversized indoor pool, a fully equipped fitness centre, a car wash bay, guest suites, and a social party room. Just steps from the vibrant shops, walking/bike paths, cafes, and restaurants of Marda Loop, and minutes from downtown, this property perfectly blends modern luxury with ultimate inner-city convenience. Contact your favorite Realtor today to see for yourself!