



GRASSROOTS
REALTY GROUP

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201, 3650 Marda Link SW
Calgary, Alberta

MLS # A2330012



\$299,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s), Natural Gas

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 488

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: TV Wall Mount and TV, Fob and Key

Fantastic one bedroom plus office nook second floor unit in the sought-after complex of the Courtyards of Garrison Woods located in the heart of the vibrant SW inner-city community of Marda Loop! Incredible location steps to everything that Marda Loop has to offer, little shops, fabulous restaurants, coffee shops, pubs, every amenity you need or would want less than a block away. Functional floorplan, great layout with 9 ft ceilings. Hardwood and tile floors throughout. The kitchen has maple cabinetry and stainless steel appliances with an eating bar that seats three. Open floorplan with the kitchen being open to the dining area and living room. Office nook with custom built-ins and desk. The living room features a gas fireplace and has French Garden Doors out to the balcony that has a gas bbq hookup. A lovely balcony that feels as though you are up in the tree tops, surrounded by beautiful mature trees with the sun filtering through the leaves. The primary bedroom is a good size and has a large walk-through closet with built-ins to the cheater ensuite bath. In-suite Laundry. Safe, secure and heated Underground Parking Stall #26 and Storage Unit #34. Simply a fantastic home in an incredible complex that is well run and offers so much!!! Resident privileges give you access to awesome amenities, a Pool, Fitness Centre, a Social Room, rentable Guest Suites for visiting family & friends, a Car-Wash, Bike Storage, Gardens and more. Adult 18plus complex. Pet friendly allowing either one cat or one small dog (up to 20 lbs). Daily/Weekly Rentals are Not Allowed (no AirBnB). Low condo fees that include your heat, water, sewer, garbage & recycling, access to all the fabulous amenities, underground parking, your storage unit, insurance for the building and professional management. Urban living at its finest in Marda Loop! View the 3D Tour (purple house

symbol). Welcome home!