



GRASSROOTS
REALTY GROUP

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261, 3000 Marda Link SW
Calgary, Alberta

MLS # A2347269



\$665,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,600 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Guest, Heated Garage, Parkade, Secured, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,200
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

This very rare and sought after 2 bedroom, 2 bath plus den - open concept condo offers 1600 square feet of gracious living. When you enter this big sunny home with 9 ft ceilings, you will be greeted by a large kitchen with pantry, lots of cabinet space and a long peninsula which could easily seat 4 or 5 guests. It opens to the spacious Living/Dining rooms which feature a two sided gas fireplace. Glass doors lead to each of the two (approx. 70 sf each) separate South and South East facing balconies which over look a lovely green space. The park with a variety of mature trees makes you feel that you are in the country rather than in the heart of vibrant walkable Garrisonwoods with all of its services, restaurants and shopping. Each of the two large bedrooms has a 4 piece en-suite bath. Both have large linen closets, double sinks and one has a big corner soaker tub - the other a Fiat steam shower. The cozy den/office shares the two sided gas fireplace. A built in office cubby is conveniently located near the front hall. A large laundry room with even more storage space and A/C complete this unit. The two side by side parking spaces are located right by the elevator as is the storage room. The parkade is secure, heated, well lit and has both a car wash and bike rack. You can walk to the front of the amazing amenities centre or access it through the parkade. In the amenities centre you will find a gym, showers, party/games room and a great pool (just refurbished). Two guest suites can be rented at a reasonable rate and visitor parking is right out front. This lovely quite adult only (18+) complex makes life easy. It is well run and maintained. A cat or dog under 20 pounds is allowed with approval.