



GRASSROOTS
REALTY GROUP

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**345, 2200 Marda Link SW
Calgary, Alberta**

MLS # A2217206



\$359,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	876 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Track Lighting		

Inclusions: Closet cabinet in bedroom

TOP FLOOR 2 STOREY PENTHOUSE OVERLOOKING THE GREENSPACE! Located in the highly desired Courtyard complex in Garrison Woods, that is loaded with amenities! As you enter this sunny south facing property that is filled with natural light you will be greeted by soaring 18 ft ceiling and an open concept layout featuring engineered hardwood flooring. The kitchen offers plenty of cabinet storage and counter space for the aspiring chef and opens onto the dining and living room area that is perfect for entertaining. The living room provides direct access to the tranquil private balcony surrounded by greenery, and also has a focal point fireplace with a cool industrial style vent to the top of the ceiling. This floor also features a half bathroom, large laundry room with in suite storage space, and there is even a perfect space for a home office. Upstairs, the bedroom retreat area overlooks the main living space and includes an ensuite with a two-sided frosted glass wall shower and tub, as well as plenty of closet space. This well-maintained condominium complex is restricted to residents aged 18 and over and offers access to numerous amenities such as an indoor pool, fitness area, and party/meeting rooms. The unit also includes a secure underground heated parking stall, guest suites available, storage unit, and car wash facilities. It's a pet-friendly complex as well. Fees cover heat, water, and sewer. Situated near parks, playgrounds, numerous shops and restaurants, as well as green spaces…this property provides a serene environment. Residents can easily the benefits of the beautiful community of Garrison Woods and the excitement of Marda Loop!