



**GRASSROOTS**  
REALTY GROUP

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**160, 3000 Marda Link SW  
Calgary, Alberta**

**MLS # A2251073**



**\$334,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	696 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** N/A

Fantastic Marda Loop Location! This main floor, one-bedroom unit offers a built-in office/workstation and boasts one of the most private balconies in the building, overlooking a serene treed green space. Recent upgrades include Luxury Vinyl Plank Flooring (2023), bedroom carpet (2020), a brand-new smart LG stainless steel stove and over-the-range microwave, an LG stainless steel fridge (2023), a stainless steel LG dishwasher (2022), and a smart LG washer/dryer (2022). The lovely open-concept plan features a large foyer, a kitchen eating island, a spacious living room with a corner gas fireplace, and a garden door leading to your private raised balcony. The generous master bedroom includes double closets and walk-through access to the cheater ensuite bath. There's also a large laundry room with ample in-suite storage, a separate storage unit, and a heated underground parking stall. This is an 18+ building with incredible amenities, including an indoor pool, fitness center, locker rooms, party room, car wash bay, and bike storage. There's even a convenient guest suite down the hall that you can rent for \$60.00/night for overnight visitors. The location is truly unbeatable, within walking distance to a variety of restaurants, shops, parks, and all the trendy attractions Marda Loop has to offer!