



**106, 3650 Marda Link SW
Calgary, Alberta**

MLS # A2301155



\$385,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 593

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Portable A/C Unit

This premier main floor residence within the prestigious Courtyards of Garrison Woods offers a sophisticated blend of executive style and effortless accessibility. Located in a secured +18 adult living building, this one bedroom, one bathroom floor plan is designed for the discerning homeowner who prioritizes both scale and functionality, featuring an expansive open concept layout enhanced by high ceilings. The principal living area is anchored by a dedicated dining space, a rare find in urban condominiums that allows for authentic hosting and formal gatherings. For the modern professional, a concealed built-in desk provides a streamlined "tuck-away" office solution. The interior living transitions naturally to a private back patio, providing a distinct advantage for outdoor grilling and social engagement. This exterior retreat offers direct access to the beautifully landscaped courtyard and visitor parking. Residents of The Courtyards of Garrison Woods benefit from an exceptional suite of clubhouse amenities, including a private indoor pool, a fitness center, and a complete social room tailored for larger events. Situated in one of Calgary's most walkable enclaves, this residence represents a unique opportunity for a refined, adult-oriented urban lifestyle in a highly sought-after location.