



**235, 2200 Marda Link SW  
Calgary, Alberta**

**MLS # A2138898**



**\$589,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,259 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 880
<b>Basement:</b>	None	<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, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** BBQ on Deck, 3 Bar stools in kitchen

The Courtyards of Garrison Woods! Rarely do these large 2 bed/2 bath residences come to market - ADULT 18+ and pet friendly building offers so many terrific lifestyle amenities in the heart of Marda Loop. Second floor, end unit featuring 1259 SF of living space with a brilliant floor plan and corner positioning for maximum privacy and natural light. Private entrance opens to a spacious kitchen with ideal storage and prep space + breakfast bar with seating for 4. New windows surround the huge living room/dining room space with a lovely balcony facing West (includes BBQ) and gas fireplace. Fantastic principle bedroom that will easily accommodate a king bed and all your favorite furniture plus a walk thru closet to your 5 piece ensuite bathroom. Large 2nd bedroom also features a walk thru closet and 4-piece ensuite bath. Thoughtful office nook with built-in shelving & desk, in suite laundry room with storage, 9 foot ceilings, new windows throughout, 2 assigned parking stalls (#58/#59) and separate storage locker (#2). Fabulous amenities include a heated indoor pool, gym, car wash, party room with kitchen and guest suites. The complete urban lifestyle - walk to Safeway, coffee shops, restaurants, medical offices and your favorite shops. Welcome Home!