



**131, 2200 Marda Link SW  
Calgary, Alberta**

**MLS # A2145241**



**\$329,000**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 490
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** N/A

Welcome to a cozy and inviting one-bedroom main floor unit in the sought-after Courtyards of Garrison Woods! This delightful home offers a sunny east-facing balcony, perfect for morning coffee and equipped with a natural gas outlet and BBQ for your outdoor grilling needs. Step inside to find wood-like vinyl and tile flooring throughout, combined with light ceilings that create a bright and welcoming atmosphere. The kitchen is a chef's dream, featuring a breakfast bar, ample storage, and a complete appliance package, making meal preparation a breeze. The open-concept layout includes a dining area and a living room with a charming corner fireplace, perfect for relaxing and entertaining. A built-in computer desk and storage cabinet, cleverly hidden behind bi-fold doors in the living room, provide an ideal home office space, ensuring you can work comfortably from home. The spacious bedroom offers ample closet space and direct access to a well-appointed four-piece bathroom, providing both convenience and comfort. Additional features of this fantastic unit include in-suite laundry with plenty of storage, an assigned heated underground parking stall, and an assigned storage locker. The Courtyards of Garrison Woods boasts a plethora of amenities, ensuring you can enjoy a vibrant and active lifestyle. These amenities include a party and recreation room with a kitchen, an indoor pool, fitness facilities, a car wash, bike storage, and a guest suite for your visitors. Location is everything, and this condo does not disappoint. Nestled close to the bustling Marda Loop, you'll have easy access to parks, schools, shopping, and public transit, making your daily commute to the downtown core quick and convenient. Heat and gas are included in the condo fee, and pets are permitted with board approval, adding to the flexibility and convenience of your new home. Don't miss the

opportunity to call this comfortable and well-appointed condo in the Courtyards of Garrison Woods your new home. Schedule a viewing today and experience the perfect blend of comfort, convenience, and community!