



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2152042**



**\$348,800**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Garrison Woods   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                     |               |                   |
| <b>Style:</b>    | Loft/Bachelor/Studio                                   |               |                   |
| <b>Size:</b>     | 796 sq.ft.   | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 513 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Stone, Stucco, Wood Frame                                 | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Track Lighting |                   |        |

**Inclusions:** Pfo(s)

PENTHOUSE LOFT unit in the upscale complex, THE COURTYARDS of Garrison Woods. With loads of Natural light that flows in from the South windows and double Deck doors, this open floor plan with Engineered Oak Hardwood flooring on the Main is sure to satisfy your 1 bedroom, 1.5 Bath needs! 18 ft ceilings in the Dormer area, very cool, vaulted ceiling in the Living Room with Fireplace, so cozy on the winter days! Very roomy and open to the Kitchen divided only by a peninsula, the peninsula offers an extended countertop for dining, and a raised bar for hanging out! Kitchen features include Stainless Steel LG and Samsung appliances with Dishwasher, Fridge, black OTR Microwave with Hoodfan vented out over the Electric Stove. Computer Niche with built-in desk and Tower is very convenient for that home office everyone needs nowadays. A 2-pc Powder Room on the Main floor is great for guests, Laundry on the Main with extra storage is sooo nice! IN-FLOOR HEATING ON THE MAIN is an exceptional feature not common in most complexes, very even and efficient heating system! South Deck with gasline for the BBQ looks out over the pathway, privacy created by the trees and faces the beautiful Versailles complex! Loft Bedroom overlooks the Living Room, really nice with new LVP flooring, has a full closet and a 4-pc Ensuite Bathroom with Tub/Shower and ceiling fan. Great complex, incredible amenities including Indoor Swimming Pool, Gym/Exercise Area & Party room with Full Kitchen. So close to shopping, Schools, MRU, Garrison Square, Bars and restaurants! Marda Loop is vibrant, and you're right in the heart of it, but nicely tucked away! So much to offer, this complex also has GUEST SUITES owners can rent!! 10 minutes to Downtown, so quick to get around! 1 assigned parking stall, #62! Access to the pool through the parkade is possible

&ndash; you do not even have to go outside to go for a swim! Visitor Parking is close to the front door, convenience for all!