



308, 3651 Marda Link SW
Calgary, Alberta

MLS # A2159115



\$425,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	888 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: n/a

Experience the ultimate in urban living with this stunning penthouse loft at the Courtyards at Garrison backing onto a private courtyard. This exquisitely designed loft features soaring vaulted ceilings, grand cathedral windows, and an open-concept layout that offers ample space for both living and entertaining. The spacious maple kitchen is equipped with stainless steel appliances and a convenient breakfast bar, perfect for casual dining. The upstairs loft area has plenty of room for a king sized bed and in complete with a 4 piece bath. Main floor laundry with some storage and 2 piece bath. Located in an exclusive adult-only building, you'll enjoy access to a private clubhouse with top-notch amenities including a fully-equipped weight room, indoor pool, and two guest suites. The building also offers a beautifully designed entertainment room, an indoor car wash, and a personal storage locker. Just a short stroll away from shops, dining, and public transit, with quick access to downtown, Mount Royal University, and the University of Calgary. Don't miss out on this rare opportunity.