



**346, 2200 Marda Link SW
Calgary, Alberta**

MLS # A2176004



\$348,800

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	774 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Track Lighting		

Inclusions: n/a

Great OPEN Layout for this PENTHOUSE LOFT unit in the upscale complex called THE COURTYARDS of Garrison Woods. With loads of Natural light that flows in from the South windows and double Deck doors, this unit is sure to satisfy your 1 bedroom, 1.5 Bath needs! 18 ft ceilings in the Dormer area, very cool, and vaulted ceiling in the Living Room with Fireplace, very roomy and open to the Kitchen divided only by a Peninsula. Very practical, the peninsula offers an extended countertop for dining, and a raised bar for hanging out! Kitchen features include black appliance package with Dishwasher, Fridge, OTR Microwave with Hoodfan vented out over the Electric Stove. A ceiling Fan in the Living room and Laundry on the Main are necessities, extra storage in the Laundry area. Computer Niche with built-in desk and Tower is very convenient for that home office everyone needs nowadays. A 2-pc Powder Room rounds out the Main floor, a close walk from the elevator. IN-FLOOR HEATING ON THE MAIN is an exceptional feature not common in most complexes, very even and efficient heating system! South Deck looks out over the pathway, trees and faces the beautiful Versailles complex! Loft Bedroom overlooks the Living Room with black railing, really nice, has a full closet and a 4-pc Ensuite Bathroom with Tub/Shower, pedestal sink and separate WC. Great complex, incredible amenities including Indoor Swimming Pool, Gym/Exercise Area & Party room with Full Kitchen. 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, #A70, close to the entrance! Visitor Parking is close to the front door,

convenience for all!