



**307, 3650 Marda Link SW  
Calgary, Alberta**

**MLS # A2179136**



**\$479,900**

<b>Division:</b>	Garrison Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 686
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

**Inclusions:** \*

Beautiful top floor loft style apartment in trendy Marda Loop area. Modern, multi-level, open space ideal for work from home and entertaining. Spacious great room with vaulted ceiling and two-storey east windows for brightness and gorgeous views of the sunrise. Cozy fireplace for winter nights and newer air conditioner for summer days. East facing balcony for morning sun. Renovated chef's kitchen with plenty of cabinet space, quartz countertops, granite composite sink with new faucet. New fridge, new stove and new ceiling fan. Renovated powder room on the main floor. Spacious laundry room with in-unit storage. Open-riser stairs lead to the gorgeous upper level loft space with bedroom and renovated 4-piece bathroom. Pet friendly 18+ complex with indoor pool, gym, huge party room, underground heated garage, car wash bay, storage locker, bike storage and rentable guest suites. Perfect location in quiet part of Marda Loop with walking distance to all amenities.