



**253, 3000 Marda Link SW
Calgary, Alberta**

MLS # A2190387



\$500,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,083 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 775
Basement:	None	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Beautifully renovated apartment located in the popular community of Garrison Woods. This gorgeous unit features white cabinetry with quartz countertops and stainless appliances. Vinyl plank flooring and carpeting make this a warm and inviting home for any buyer. The open concept plan boasts a greatroom featuring corner gas fireplace and garden doors that open onto a deck with gas line for your BBQ. Unique custom mill work and built-in desk area is a wonderful bonus feature. The generous sized primary bedroom offers walk-through closet and 5 pce ensuite. There is an additional spacious second bedroom The suite offers new paint, kitchen, quartz countertops, stainless appliances and shows like brand new. This condo comes with one underground parking stall (#102) and storage locker (#61) The complex offers numerous amenities including a recreation building complete with a pool, gym, games area with kitchen plus there is a guest suite and parkade car wash. This is a fantastic location in the Marda Loop area and is sure to please any discriminating buyer with its modern charm and classy upgrades.