



GRASSROOTS
REALTY GROUP

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**338, 2200 Marda Link SW
Calgary, Alberta**

MLS # A2207703



\$349,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	Many Trees		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Living room blinds.

Welcome to a rare opportunity to own a TOP FLOOR one bedroom executive condo in the highly sought-after Courtyards at Garrison Woods. Elegant living in a tranquil European style neighbourhood that is within walking distance to Marda Loop district shops, cafes and restaurants. West facing condo features in floor heating, built-in office nook, newly painted kitchen/living room area, large in-unit storage room, king size bedroom, built-in closet organizer, 9 foot ceiling, stainless steel appliances, gas fireplace, Telus Pure Fibre internet, gas BBQ hook up, one underground parking stall and storage unit. 18+ building amenities include: in-door pool, fitness centre, underground car wash bay, large party room and two guest suites. One small pet allowed on board approval. With easy access to downtown, inner city living in the Courtyards at Garrison Woods means embracing a lifestyle of comfort, convenience, and elegance. Whether you're looking to relax in the peaceful surroundings or explore the bustling local scene, this condo offers everything you need to live your best life.