

104, 3651 Marda Link SW
Calgary, Alberta

MLS # A2310479



\$549,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,295 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 982
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, No Animal Home, Vinyl Windows		

Inclusions: None

Incredible opportunity to own this almost 1300 sq ft 2-bedroom 2-bath estate-size main floor apartment condominium in Marda Link of Garrison Woods, steps away from all the trendy shopping and restaurants of Marda Loop. This former show suite is drenched in natural light, with windows on three sides and fronting private visitor parking that feels designated just for this suite. Enjoy 9' ceilings, dual primary bedrooms that will both easily fit king size beds, estate size kitchen with an open concept to the great room, cozy gas fireplace, walk-in closets, estate casing and baseboard, built-in office/work space nook, spacious private patio, direct ground floor access for your guests to use, unload groceries right at your door or take your pets for a walk. Attached to only one other apartment, this unit is extremely private. Two assigned underground parking stalls, a large storage unit, all well located in the parade. Marda Link is a sought-after, first-class inner-city complex with a fitness facility, an indoor pool, a recreation space with a kitchen, a car wash, guest suites, and more. Adult building (18+).