

**261, 3000 Marda Link SW
Calgary, Alberta**

MLS # A2321126



\$675,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,600 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Side By Side, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,200
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	wall clock in the Living Room		

This very Rare 2 bedroom 2 bath plus den - open concept condo offers 1600 square feet of gracious living. When you enter this big sunny home with 9 ft ceilings, you will be greeted by a large kitchen with a pantry, lots of cabinet spaced and a long peninsula which could easily seat 4 or 5 guests. It opens to the spacious Living/Dining rooms which features a two sided gas fireplace. Glass doors lead to the two (approx. 70 sq ft each) separate South facing balconies which over look a lovely green space. The park with a variety of mature trees makes you feel that you are in the country rather than in the heart of vibrant walkable Garrisonwoods with all of its services, restaurants, and shopping. Each of the 2 large bedrooms has a 4 piece en-suite. Both have large linen closets, double sinks and one has a big corner soaker tub - the other has a FIAT steam shower. The cozy den/office shares the gas fireplace. A built in office cubby is conveniently located near the front hall. A large laundry room with even more storage space and A/C complete this unit. The two side by side parking spaces are located right beside the elevator as is the storage room. The parkade is secure, heated and has a car wash and bike rack. You can walk to the front door of the amazing amenities centre or access it through the parkade. In the Amenities centre you will find a gym, showers, party/games room with full kitchen and a great pool (just refurbished). Two guest suites can be rented at a reasonable price and visitor parking is right out front. This sought after, quiet adult only (18+) complex is well run and maintained. A dog or cat is allowed (max. 20 pounds) with approval.