

**155, 3000 Marda Link SW
 Calgary, Alberta**

MLS # A2352533

\$424,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar		

Inclusions: Appliances + windows coverings included on an as-is, where-is basis

The Courtyards at Garrison Woods is an adult (18+) complex in the heart of the vibrant 'MARDA LOOP' area. Suite 155 in 3000 Marda Link is bright and uniquely situated at ground level, siding onto green space, with direct access from Somme Avenue. CLEAN and FRESHLY painted, this well laid out apartment suite with 9 foot ceilings offers dual bedrooms with ensuite bathrooms, walk-through closets and updated carpets (2023). The living area includes a gas fireplace with stone surround (insert replaced in 2023) with a space efficient computer work station and built in shelving. The u-shape kitchen design is practical with ample cabinet space, pantry, and eating bar. Residents of this complex benefit from access to amenities in a separate clubhouse with an indoor pool, well equipped fitness center, and party room with kitchen. Guest suite, assigned underground parking stall and storage locker, are conveniently located in the 3000 Marda Link building. Monthly condo fees of \$698.72 include utilities (heat, water, sewer) and professional management by Simco. There is ample exterior visitor and on street parking. Within a quick drive to downtown, there are abundant retail stores and restaurants, community playgrounds and paths, within walking or biking distance. This mature neighbourhood represents an exceptional opportunity for those looking to downsize in the inner city. The suite is ready for November occupancy.