



THE
A-TEAM

**RE/MAX
FIRST**

2200 MARDA Link #235, Calgary T2T6C7

MLS®#: **A2138898**

Area: **Garrison Woods**

Listing Date: **06/06/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **1,259**
Low Sqft:
Ttl Sqft: **1,259**

DOM

22
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`6" x 9`6"	Dining Room	Main	17`0" x 10`6"
Living Room	Main	21`0" x 17`0"	Laundry	Main	6`6" x 5`8"
Bedroom - Primary	Main	16`6" x 12`6"	Bedroom	Main	14`6" x 11`4"
5pc Ensuite bath	Main	9`0" x 8`0"	4pc Ensuite bath	Main	8`0" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$880

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **0011736**

Remarks

Pub Rmks: **The Courtyards of Garrison Woods! Rarely do these large 2 bed/2 bath residences come to market - ADULT 18+ and pet friendly building offers so many terrific lifestyle amenities in the heart of Marda Loop. Second floor, end unit featuring 1259 SF of living space with a brilliant floor plan and corner positioning for maximum privacy and natural light. Private entrance opens to a spacious kitchen with ideal storage and prep space + breakfast bar with seating for 4. New windows surround the huge living room/dining room space with a lovely balcony facing West (includes BBQ) and gas fireplace. Fantastic principle bedroom that will easily accommodate a king bed and all your favorite furniture plus a walk thru closet to your 5 piece ensuite bathroom. Large 2nd bedroom also features a walk thru closet and 4-piece ensuite bath. Thoughtful office nook with built-in shelving & desk, in suite laundry room with storage, 9 foot ceilings, new windows throughout, 2 assigned parking stalls (#58/#59) and separate storage locker (#2). Fabulous amenities include a heated indoor pool, gym, car wash, party room with kitchen and guest suites. The complete urban lifestyle - walk to Safeway, coffee shops, restaurants, medical offices and your favorite shops. Welcome Home!**

Inclusions: **BBQ on Deck, 3 Bar stools in kitchen**
Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









