



THE
A-TEAM

**RE/MAX
FIRST**

3651 MARDA Link #308, Calgary T2T 6J7

MLS®#: **A2159115** Area: **Garrison Woods** Listing Date: **08/26/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **888**
 Low Sqft:
 Ttl Sqft: **888**

Parkade, Underground

DOM

23
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, High Ceilings, Quartz Counters, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 8`6"	Dining Room	Main	11`6" x 7`0"
Living Room	Main	17`0" x 14`6"	Bedroom - Primary	Upper	13`6" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$572** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: **0312982**

Remarks

Pub Rmks: **Experience the ultimate in urban living with this stunning penthouse loft at the Courtyards at Garrison backing onto a private courtyard. This exquisitely designed loft features soaring vaulted ceilings, grand cathedral windows, and an open-concept layout that offers ample space for both living and entertaining. The spacious maple kitchen is equipped with stainless steel appliances and a convenient breakfast bar, perfect for casual dining. The upstairs loft area has plenty of room for a king sized bed and in complete with a 4 piece bath. Main floor laundry with some storage and 2 piece bath. Located in an exclusive adult-only building, you'll enjoy access to a private clubhouse with top-notch amenities including a fully-equipped weight room, indoor pool, and two guest suites. The building also offers a beautifully designed entertainment room, an indoor car wash, and a personal storage locker. Just a short stroll away from shops, dining, and public transit, with quick access to downtown, Mount Royal University, and the University of Calgary. Don't miss out on this rare opportunity.**

Inclusions: **n/a**
Property Listed By: **Charles**

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