

2200 MARDA Link #346, Calgary T2T 6C7

MLS®#: **A2176004** Area: **Garrison Woods** Listing Date: **11/01/24** List Price: **\$344,900**
 Status: **Pending** County: **Calgary** Change: **-\$4k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **774**
 Low Sqft:
 Ttl Sqft: **774**

DOM

82
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Heated Garage,Parkade**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),No Smoking Home,Recreation Facilities,Soaking Tub,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 8`10"	Living/Dining Room Combination	Main	17`5" x 16`0"
Breakfast Nook	Main	5`3" x 4`5"	Foyer	Main	7`3" x 4`0"
Laundry	Main	7`8" x 3`10"	2pc Bathroom	Main	5`5" x 4`10"
Bedroom - Primary	Upper	12`2" x 11`7"	4pc Ensuite bath	Upper	8`4" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$534** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0011736**

Remarks

Pub Rmks: **Great OPEN Layout for this PENTHOUSE LOFT unit in the upscale complex called THE COURTYARDS of Garrison Woods. With loads of Natural light that flows in from the South windows and double Deck doors, this unit is sure to satisfy your 1 bedroom, 1.5 Bath needs! 18 ft ceilings in the Dormer area, very cool, and vaulted ceiling in the Living Room with Fireplace, very roomy and open to the Kitchen divided only by a Peninsula. Very practical, the peninsula offers an extended countertop for dining, and a raised bar for hanging out! Kitchen features include black appliance package with Dishwasher, Fridge, OTR Microwave with Hoodfan vented out over the Electric Stove. A ceiling Fan in the Living room and Laundry on the Main are necessities, extra storage in the Laundry area. Computer Niche with built-in desk and Tower is very convenient for that home office everyone needs nowadays. A 2-pc Powder Room rounds out the Main floor, a close walk from the elevator. IN-FLOOR HEATING ON THE MAIN is an exceptional feature not common in most complexes, very even and efficient heating system! South Deck looks out over the pathway, trees and faces the beautiful Versailles complex! Loft Bedroom overlooks the Living Room with black railing, really nice, has a full closet and a 4-pc Ensuite Bathroom with Tub/Shower, pedestal sink and separate WC. Great complex, incredible amenities including Indoor Swimming Pool, Gym/Exercise Area & Party room with Full Kitchen. close to shopping, Schools, MRU, Garrison Square, Bars and restaurants! Marda Loop is vibrant, and you're right in the heart of it, but nicely tucked away! So much to offer, this complex also has GUEST SUITES owners can rent!! 10 minutes to Downtown, so quick to get around! 1 assigned parking stall, #A70, close to the entrance! Visitor Parking is close to the front door, convenience for all!**

Inclusions: n/a
Property Listed By: **RE/MAX Realty Professionals**

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











