



THE
A-TEAM

**RE/MAX
FIRST**

3650 MARDA Link #307, Calgary T2T 6G9

MLS®#: **A2179136** Area: **Garrison Woods** Listing Date: **11/13/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,015**
 Low Sqft:
 Ttl Sqft: **1,015**

Parkade, Underground

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`7" x 11`5"	Living Room	Main	20`8" x 12`0"
Dining Room	Main	14`9" x 12`4"	Laundry	Main	8`10" x 4`6"
Bedroom - Primary	Upper	14`5" x 10`8"	4pc Ensuite bath	Upper	8`5" x 5`0"
2pc Bathroom	Main	5`8" x 4`9"			

Legal/Tax/Financial

Condo Fee: **\$686** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0112577**

Remarks

Pub Rmks: **Beautiful top floor loft style apartment in trendy Marda Loop area. Modern, multi-level, open space ideal for work from home and entertaining. Spacious great room with vaulted ceiling and two-storey east windows for brightness and gorgeous views of the sunrise. Cozy fireplace for winter nights and newer air conditioner for summer days. East facing balcony for morning sun. Renovated chef's kitchen with plenty of cabinet space, quartz countertops, granite composite sink with new faucet. New fridge, new stove and new ceiling fan. Renovated powder room on the main floor. Spacious laundry room with in-unit storage. Open-riser stairs lead to the gorgeous upper level loft space with bedroom and renovated 4-piece bathroom. Pet friendly 18+ complex with indoor pool, gym, huge party room, underground heated garage, car wash bay, storage locker, bike storage and rentable guest suites. Perfect location in quiet part of Marda Loop with walking distance to all amenities.**

Inclusions:
Property Listed By: *** CIR Realty**

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









