



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3000 MARDA Link #253, Calgary T2T 6C8**

MLS®#: **A2190387**      Area: **Garrison Woods**      Listing Date: **01/27/25**      List Price: **\$519,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,083**  
 Low Sqft:  
 Ttl Sqft: **1,083**

**Assigned, Underground**

DOM

**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Private Entrance**

Construction: **Mixed, Wood Frame**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Combination**  
 Kitchen Appl: **Built-In Electric Range, Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>10`5" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 10`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`4" x 8`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 14`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 14`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`11" x 9`11"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>7`3" x 11`7"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$775

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 0012956

Remarks

Pub Rmks: **Beautifully renovated apartment located in the popular community of Garrison Woods. This gorgeous unit features white cabinetry with quartz countertops and stainless appliances. Vinyl plank flooring and carpeting make this a warm and inviting home for any buyer. The open concept plan boasts a greatroom featuring corner gas fireplace and garden doors that open onto a deck with gas line for your BBQ. Unique custom mill work and built-in desk area is a wonderful bonus feature. The generous sized primary bedroom offers walk-through closet and 5 pce ensuite. There is an additional spacious second bedroom The suite offers new paint, kitchen, quartz countertops, stainless appliances and shows like brand new. This condo comes with one underground parking stall (#102) and storage locker (#61) The complex offers numerous amenities including a recreation building complete with a pool, gym, games area with kitchen plus there is a guest suite and parkade car wash. This is a fantastic location in the Marda Loop area and is sure to please any discriminating buyer with its modern charm and classy upgrades.**

Inclusions: none  
Property Listed By: RE/MAX Complete Realty

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











