250, 3000 Marda Link SW
Calgary, Alberta

MLS # A2248240

$349,900

Division:	Garrison Woods
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	699 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	1	**Baths:**	1 full / 1 half

Garage:	Assigned, Heated Garage, Parkade, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 527
Basement:	-	**LLD:**	-
Exterior:	Brick, Stone, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Simpler Executive Living in Prestigious Garrison Woods. Looking for a refined, low-maintenance lifestyle in an adult-only (18+) building? Welcome to The Courtyards of Garrison Woods—a community that blends elegance, comfort, and unmatched amenities. This updated, west-facing suite is ideally located with no neighbours on either side or below, offering exceptional privacy. Enjoy one of the largest balconies in the complex, perfect for relaxing or entertaining. Inside, 9' ceilings and large windows flood the nearly 700 sq. ft. of pristine living space with natural light. Freshly painted with newer lighting, the home features: Spacious kitchen with bright white cabinetry, quartz counters, and ample storage. Large primary bedroom with walk-in closet and ensuite. Cozy living room with built-in shelving and fireplace. Separate dining area. Large updated 2 piece bath for guests.   The Courtyards offers rare, resort-style amenities: car wash, full-size swimming pool, gym, huge party room, multiple lounge areas, and two guest suites. It’s also pet-friendly and just steps from Safeway, Starbucks, medical services, coffee shops, and minutes from Mount Royal University. Heated, secure parking plus storage locker included. Local transit is at your doorstep with quick access to Crowchild Trail. Don’t miss this rare opportunity—units here seldom become available. Experience a vibrant, stylish community in the heart of trendy Marda Loop.