

**160, 3000 Marda Link SW
Calgary, Alberta**

MLS # A2251073



\$334,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 696 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 527 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Recreation Facilities, Storage | | |

Inclusions: N/A

Fantastic Marda Loop Location! This main floor, one-bedroom unit offers a built-in office/workstation and boasts one of the most private balconies in the building, overlooking a serene treed green space. Recent upgrades include Luxury Vinyl Plank Flooring (2023), bedroom carpet (2020), a brand-new smart LG stainless steel stove and over-the-range microwave, an LG stainless steel fridge (2023), a stainless steel LG dishwasher (2022), and a smart LG washer/dryer (2022). The lovely open-concept plan features a large foyer, a kitchen eating island, a spacious living room with a corner gas fireplace, and a garden door leading to your private raised balcony. The generous master bedroom includes double closets and walk-through access to the cheater ensuite bath. There's also a large laundry room with ample in-suite storage, a separate storage unit, heated underground parking stall and the building is very quiet with concrete slab in floor heating between floors. This is currently an 18+ building with incredible amenities, including an indoor pool, fitness center, locker rooms, party room, car wash bay, and bike storage. There's even a convenient guest suite down the hall that you can rent for \$60.00/night for overnight visitors. The location is truly unbeatable, within walking distance to a variety of restaurants, shops, parks, and all the trendy attractions Marda Loop has to offer!