

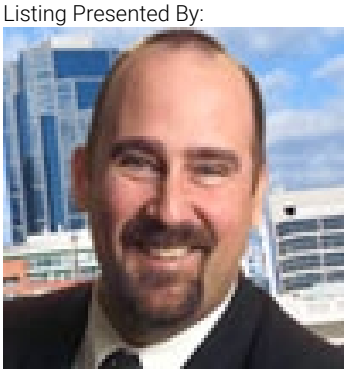
3650 Marda Link Calgary Alberta

$349,000

An exceptional main floor residence in the adult complex (+18) at The Courtyards of Garrison Woods, featuring an oversized one bedroom floor plan and two entrances to the suite. High ceilings complement the central living area, which includes a breakfast bar, a dedicated dining space accommodating a full sized table for entertaining, and a concealed built in workstation. The living room opens onto a private patio, ideal for outdoor grilling, overlooking the landscaped courtyard with convenient access to visitor parking. The dual access offers a level of independence rarely found in apartment style living. Additional features include in suite laundry, secured underground parking, a car wash bay, assigned storage, and a rentable guest suite. Residents also enjoy use of the exclusive clubhouse, located in a separate building and features an indoor pool, fitness centre, and full social room. Ideally situated within walking distance of Marda Loop's retail corridor, with grocery stores, restaurants, professional services, and convenient proximity to Crowchild Trail and a quick commute to the downtown core. (id:6769)

4pc Bathroom 8.67 Ft x 6.92 Ft
Primary Bedroom 13.83 Ft x 10.58 Ft
Kitchen 10.92 Ft x 9.92 Ft
Dining room 10.92 Ft x 6.50 Ft
Living room 13.92 Ft x 13.50 Ft
Laundry room 6.08 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

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