



# 3651 Marda Link Calgary Alberta

\$349,900

Welcome home to #206 of The Courtyards at Garrison Woods, an exceptional opportunity to live in one of Calgary's most sought after inner city communities, just steps to the vibrant shops, cafes, and boutiques of Marda Loop. This beautifully appointed 739 sqft one bedroom, one bathroom residence offers an elegant blend of comfort and functionality, ideal for professionals, first time buyers, or savvy investors. Soaring 9' ft ceilings create an immediate sense of space, while the wide, open concept living room provides exceptional layout flexibility; perfect for both entertaining and everyday living. A cozy gas fireplace anchors the space, adding warmth and ambiance year round. The thoughtfully designed kitchen features a generous peninsula with seating, offering both additional prep space and an inviting gathering spot. Whether hosting friends or enjoying a quiet evening at home, the seamless flow between kitchen and living area enhances the overall experience. Just off of the living room, tucked in behind closet doors, is a built-in desk. This provides options such as working from home (you can close the doors on your office to have it completely separate!), a dedicated beverage station, or additional storage space. The primary bedroom retreat is naturally brightened by two large windows, which provides a sense of serenity and relaxation. The bedroom also includes a convenient walkthrough closet that leads directly into the well appointed bathroom, creating a private, ensuite-style feel. A dedicated in suite laundry room adds everyday practicality, while the private balcony overlooking the beautifully landscaped courtyard provides a peaceful outdoor escape, ideal for morning coffees or unwinding at the end of the day. Residents also enjoy secured, heated underground parking with a car wash bay and storage lockers. Strategically located in the middle of the complex,...

4pc Bathroom 10.33 Ft x 5.92 Ft  
 Primary Bedroom 12.58 Ft x 11.08 Ft  
 Dining room 14.17 Ft x 10.25 Ft

Kitchen 14.17 Ft x 8.42 Ft  
 Laundry room 5.67 Ft x 7.00 Ft  
 Living room 12.17 Ft x 11.33 Ft

Listing Presented By:



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Charles

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**RE/MAX Realty Professionals**

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