

# \$359,900 - 345, 2200 Marda Link Sw, Calgary

MLS® #A2217206

**\$359,900**

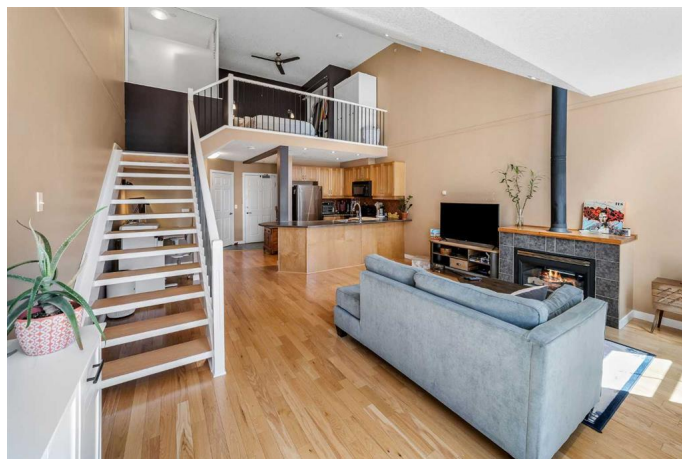
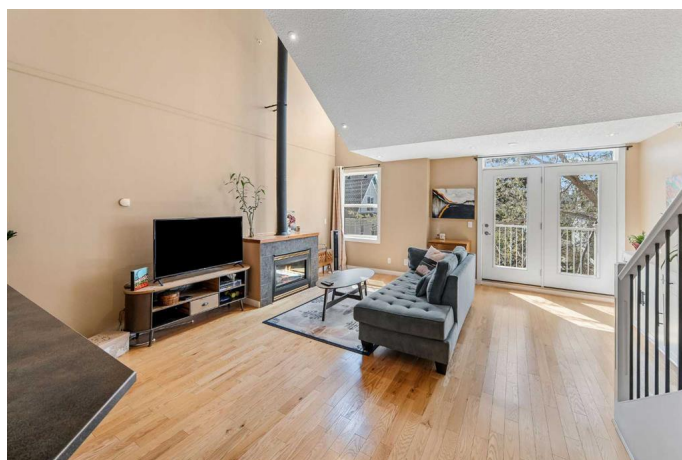
1 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

## TOP FLOOR 2 STOREY PENTHOUSE OVERLOOKING THE GREENSPACE!

Located in the highly desired Courtyard complex in Garrison Woods, that is loaded with amenities! As you enter this sunny south facing property that is filled with natural light you will be greeted by soaring 18 ft ceiling and an open concept layout featuring engineered hardwood flooring. The kitchen offers plenty of cabinet storage and counter space for the aspiring chef and opens onto the dining and living room area that is perfect for entertaining. The living room provides direct access to the tranquil private balcony surrounded by greenery, and also has a focal point fireplace with a cool industrial style vent to the top of the ceiling. This floor also features a half bathroom, large laundry room with in suite storage space, and there is even a perfect space for a home office. Upstairs, the bedroom retreat area overlooks the main living space and includes an ensuite with a two-sided frosted glass wall shower and tub, as well as plenty of closet space. This well-maintained condominium complex is restricted to residents aged 18 and over and offers access to numerous amenities such as an indoor pool, fitness area, and party/meeting rooms. The unit also includes a secure underground heated parking stall, guest suites available, storage unit, and car wash facilities. It's a pet-friendly complex as well. Fees cover heat, water, and sewer. Situated near parks, playgrounds, numerous shops and



restaurants, as well as green spacesâ€”this property provides a serene environment. Residents can easily the benefits of the beautiful community of Garrison Woods and the excitement of Marda Loop!

Built in 1999

**Essential Information**

MLS® #	A2217206
Price	\$359,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	876
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

**Community Information**

Address	345, 2200 Marda Link Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6C7

**Amenities**

Amenities	Car Wash, Clubhouse, Fitness Center, Indoor Pool, Party Room, Storage, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Secured, Underground

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Recessed Lighting, Track Lighting
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Brick, Stone, Stucco, Wood Frame

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	The Real Estate District
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