

\$649,900 - 244, 2200 Marda Link Sw, Calgary

MLS® #A2120153

\$649,900

2 Bedroom, 2.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

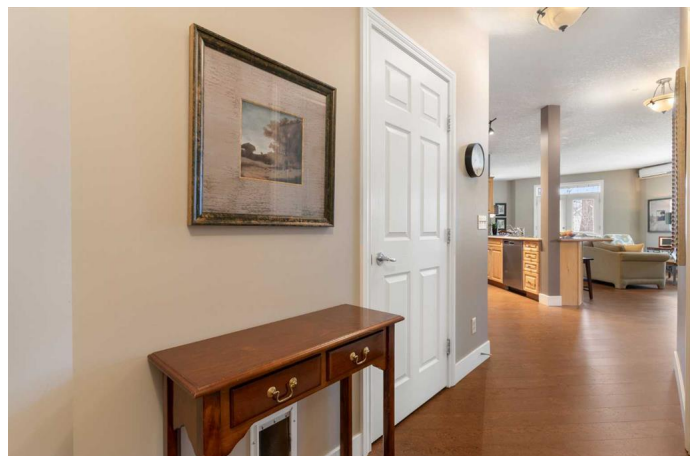
Looking for a SIMPLER but still an EXECUTIVE lifestyle in an ADULT 18+ Building? Embrace the charm & comfort of this UPDATED CORNER unit that has a SUNNY South & East Exposure " with the most ideal placement in the building that is NOT Facing the Parking Lot or other buildings!

Exceptionally private, it overlooks the lush GREENSPACE & Pathway.

With 9'™ ceilings & LARGE (brand-new) windows, you will love the abundance of NATURAL LIGHT that floods in. Offering over 1400 SqFt of pristine living space, TWO Bedrooms, TWO Ensuite Bathrooms, Plus double French doors to the Den/Office & a separate built-in tech/computer closet. Featuring a spacious kitchen with upgraded HICKORY cabinetry, GRANITE counters, pantry & large eat-up island. Separate dining room is perfect for entertaining your entire family for Sunday dinners. Enjoy the flicker of the gas FIREPLACE & the peaceful trickle of the water feature and stay cool in the summer with AIR CONDITIONING.

This complex is an active community all on its own with AMENITIES that are unparalleled & rare! CARWASH, full-size SWIMMING POOL, GYM, Huge Party Room and Several Conversational & Lounging Areas. Invite your guests to stay in one of the two guest suites available.

Plus, it's PET-FRIENDLY & steps away from all the essentials: Safeway, Starbucks and a variety of services, medical & coffee shops.



Heated & Secure Parking with TWO

SIDE-BY-SIDE Parking Stalls.

Local transit steps away plus QUICK & easy access to major roadways such as Crowchild Trail.

Inviting & stylish building lobby with multiple sitting & visiting areas. Discover your dream & a proud place to call YOUR NEW HOME in the heart of trendy Marda Loop! These LARGER units donâ€™t become available too often so donâ€™t miss this rare opportunity.

Built in 2000

Essential Information

MLS® #	A2120153
Price	\$649,900
Sold Price	\$705,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,403
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	244, 2200 Marda Link Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6C7

Amenities

Amenities	Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Park, Parking, Party Room, Picnic Area,
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	Playground, Pool, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Heated Garage, Oversized, Parkade, Secured, Side By Side, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden, Playground
Construction	Brick, Stucco

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 7th, 2024
Days on Market	2
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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