

# \$334,900 - 160, 3000 Marda Link Sw, Calgary

MLS® #A2251073

**\$334,900**

1 Bedroom, 1.00 Bathroom, 696 sqft

Residential on 0.00 Acres

Garrison Woods, Calgary, Alberta

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!

Built in 2000

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2251073          |
| Price          | \$334,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 696               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 160, 3000 Marda Link Sw |
| Subdivision | Garrison Woods          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 6C8                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking, Bicycle Storage, Guest Suite, Indoor Pool |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |
| # of Garages   | 1  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, Open Floorplan, Storage, Recreation Facilities    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor  |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| # of Stories    | 4                        |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

## Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 25th, 2025 |
| Zoning      | M-C1              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.