



3651 MARDA LINK SW

- **1 bedroom, 1 bathroom**
- **fully furnished**
- **gym, pool + social room**
- **heated underground parking**
- **balcony overlooking courtyard**
- **2 minute walk to grocery store**

\$1575 incl. heat & water

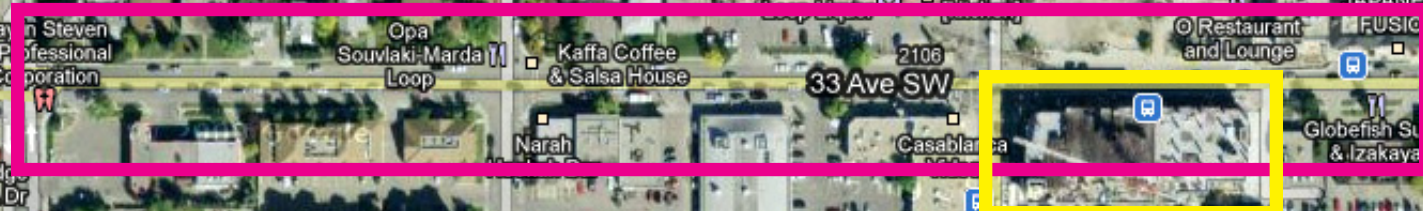
power (\$60 average), phone and cable
not included

Surround yourself with modern design in this fully-furnished, one-bedroom condo with warm elm laminate floors in the trendy neighbourhood of Garrison Woods, Marda Loop. Cook anything in your generous kitchen complete with matching black fridge, stove, microwave and dishwasher. The bedroom has two large north-facing windows, two full-size closets with floor-to-ceiling sliding mirrors and it opens into the bathroom, where you can relax in a sleek soaker tub. Entertain with style in the modern living room featuring a gas fireplace and 37-inch flatscreen LCD TV. You can also have a romantic dinner on the large deck, equipped with a gas BBQ. There's a custom-lit desk built into the nine foot wall unit, another separate office or storage nook and a laundry room with much more storage space. As a resident of this condo, you'll have access to the Amenities centre across the street with a pool, gym and a social party room. Condo comes with heated, secure underground parking and is only 10 minutes to downtown and a block or two away from Safeway, Starbucks, Petro Canada, ATB, Royal, Scotia Bank, Shoppers Drug Mart and hip new restaurants and cafes.

CALL 403 608 9093 TO BOOK A VIEWING

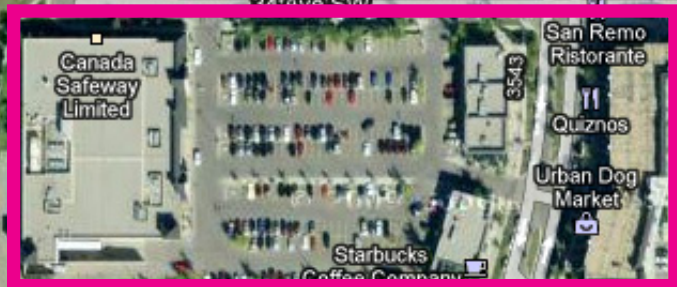


33RD AVE SHOPS

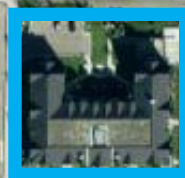


**NEW SHOPPERS
DRUG MART**

SAFEWAY AND SHOPS



CONDO





3651 MARDA LINK - FRONT OF BUILDING



3651 Marda Link - Front Entrance



OPEN PLAN KITCHEN AND LIVING ROOM



KITCHEN AND DINING



LARGE KITCHEN



LIVING ROOM



LIVING ROOM



BEDROOM



BATHROOM



BATHROOM - SOAKER TUB



ENSUITE LAUNDRY ROOM



LARGE BALCONY



HEATED UNDERGROUND PARKING SPACE



COURTYARD



3651 MARDALINK - BACK OF BUILDING



AMENITIES - POOL AND SOCIAL ROOM



AMENITIES - SOCIAL ROOM



AMENITIES - POOL



AMENITIES - GYM



SHOPS - 2 MINUTE WALK



SAFeway AND STARBUCKS - 2 MINUTES WALK



SHOPPING ON 33rd AVE - 5 MINUTE WALK



3651 MARDA LINK