# 106 3650 Marda Link SW

Calgary | Active | MLS® A2359188

**$349,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2000** | **822.64 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

An exceptional main floor residence in the adult complex (+18) at The Courtyards of Garrison Woods, featuring an oversized one bedroom floor plan and two entrances to the suite. High ceilings complement the central living area, which includes a breakfast bar, a dedicated dining space accommodating a full sized table for entertaining, and a concealed built in workstation. The living room opens onto a private patio, ideal for outdoor grilling, overlooking the landscaped courtyard with convenient access to visitor parking. The dual access offers a level of independence rarely found in apartment style living. Additional features include in suite laundry, secured underground parking, a car wash bay, assigned storage, and a rentable guest suite. Residents also enjoy use of the exclusive clubhouse, located in a separate building and features an indoor pool, fitness centre, and full social room. Ideally situated within walking distance of Marda Loop’s retail corridor, with grocery stores, restaurants, professional services, and convenient proximity to Crowchild Trail and a quick commute to the downtown core.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359188 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 822.64 sq. ft. |
| **Condo Fee:** | $593.25 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | East |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0112577 |
| **Heating:** | In Floor |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |

| | |
|---|---|
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | No |
| **Parking:** | Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Courtyards of Garrison Woods |
| **Community:** | Garrison Woods |
| **Amenities:** | Clubhouse, Fitness Center, Guest Suite, Indoor Pool, Parking, Recreation Room |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Adult Living, Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Bedroom - Primary · 13'10" × 10'7" · |
| **Main Floor** | Kitchen · 10'11" × 9'11" · |
| **Main Floor** | Dining Room · 10'11" × 6'6" · |
| **Main Floor** | Living Room · 13'11" × 13'6" · |
| **Main Floor** | Laundry · 6'1" × 4'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths |
| **Interior Features:** | High Ceilings, No Smoking Home |
| **Exterior Features:** | BBQ gas line, Courtyard, Private Entrance |
| **Patio And Porch Features:** | Rear Porch |

| | |
|---|---|
| **Lot Features:** | Close to Clubhouse, See Remarks |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Nov 19, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-3650-marda-link-sw-calgary-a2359188/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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