

321, 200 Lincoln Way SW
Calgary, Alberta

MLS # A2277751



\$319,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,029 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to College Gardens in desirable Lincoln Park SW Calgary — ideally located right next to Mount Royal University with quick access to transit, major routes, and everyday amenities. This 3rd-floor unit is bright and well cared for, featuring a west-facing balcony overlooking the front courtyard—the perfect spot to enjoy the afternoon sun. Inside, you'll appreciate the fresh professional paint and the excellent condition throughout, along with a spacious 1,028 sq ft layout offering 2 bedrooms and 2 bathrooms. The open-concept kitchen is finished with stainless steel appliances, 9 ft ceilings, a convenient breakfast bar, plus thoughtful upgrades like a garburator and in-line water filter. The floorplan works beautifully for roommates, guests, or a home office setup, with comfortable living and dining areas to match. College Gardens offers outstanding resident amenities including a recreation room and woodworking shop, and this home comes complete with 1 underground parking stall and separate storage. A fantastic opportunity in a highly sought-after inner-city location!