

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 garbage disposal 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!