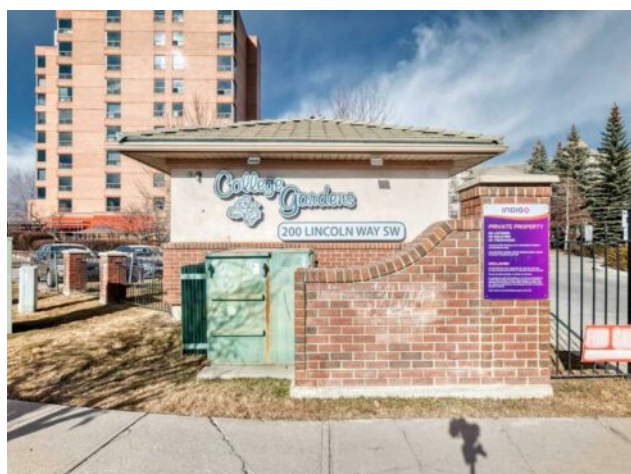


317, 200 Lincoln Way SW  
Calgary, Alberta

MLS # A2286685



# \$299,900

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 672
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to College Gardens in the desirable community of Lincoln Park, ideally located next to Mount Royal University with quick access to transit, major routes, shopping, and everyday amenities. This bright and well-maintained third-floor condo offers a functional open layout with 2 bedrooms and 2 full bathrooms. The primary bedroom features a walk-through closet and private 4-piece ensuite. The spacious kitchen includes a breakfast bar overlooking the living and dining areas, perfect for entertaining. Enjoy the private balcony accessed from the living room. Additional features include in-suite laundry, storage room, and an underground parking stall. Well-managed complex with an attractive lobby and excellent maintenance. Conveniently located with easy access to downtown and surrounding amenities. A great opportunity for first-time buyers, students, or investors &mdash; shows very well!