

**306, 200 Lincoln Way SW  
Calgary, Alberta**

**MLS # A2247656**



**\$385,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 743
<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>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to College Gardens in desirable Lincoln Park &mdash; right next to Mount Royal University! This well-maintained, solidly built complex boasts a high walk score of 78, putting parks, shops, cafes, and transit just steps away. This rare 3rd-floor end unit is one of the largest in the building at over 1,200 sq ft, offering plenty of natural light from four oversized bay windows with open views. The spacious, open-concept floor plan includes a welcoming foyer, a full laundry room, a bright living area, a dining space, and a breakfast nook with access to a private deck. The wrap-around breakfast bar and stainless steel appliances make the kitchen perfect for both cooking and entertaining. The primary suite features a large walk-through closet and a private 4-piece ensuite, while the second bedroom offers a walk-in closet and easy access to the main 4-piece bathroom. This home also includes heated underground parking and a secure storage locker. College Gardens is a well-managed, non&ndash;pet-friendly building with fantastic amenities, including a party room and recreation room, and all-inclusive condo fees (except electricity). With the unit currently vacant and move-in ready, you can settle in immediately and start enjoying this prime location near MRU, Marda Loop, Glenmore Reservoir, and quick access to downtown.