



**GRASSROOTS**  
REALTY GROUP

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**321, 200 Lincoln Way SW**  
**Calgary, Alberta**

**MLS # A2253885**



**\$327,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 699
<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, High Ceilings		

**Inclusions:** Garburator, in-line water filter

Some homes whisper. This one blushes. With 1,028 square feet, two bedrooms, and two bathrooms, this College Gardens condo makes a playful first impression that's impossible to ignore. Yes &mdash; the walls lean pink, and yes &mdash; it sets a cheerful tone throughout. Call it quirky charm, or consider it a ready-to-paint canvas if you'd rather bring your own palette. The layout is practical and generous: nine-foot ceilings, an open-plan living space, and a west-facing balcony overlooking the landscaped courtyard. The kitchen balances style and function with stainless steel appliances, a breakfast bar, garburator, and in-line water filter. A dedicated laundry room adds convenience, while the primary suite includes a private ensuite retreat. Life here extends beyond your front door: enjoy access to a games and entertainment room perfect for gathering with friends, plus a woodworking shop for when you feel like rolling up your sleeves. With Mount Royal University just three minutes away, this home is ideally positioned for students, faculty, or anyone looking for a smart investment. A parking stall and separate storage unit complete the picture. It's bold, it's bright, it's ready for a new owner!