

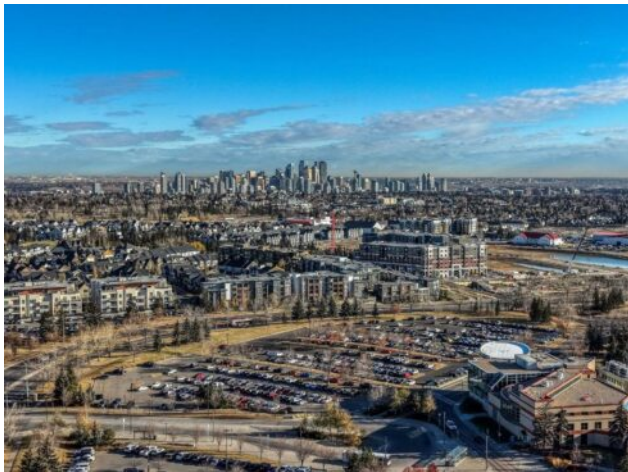


**GRASSROOTS**  
REALTY GROUP

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207, 200 Lincoln Way SW  
Calgary, Alberta

MLS # A2284487



**\$325,000**

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:	See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator		

Inclusions: N/A

Discover this bright and spacious 2 bedroom condo offering 1,029.04 sq. ft. of comfortable living space. The primary bedroom features a walkthrough closet and a private 3 piece ensuite, creating a perfect balance of convenience and privacy. Enjoy the ease of everyday living with a full appliance package including a fridge, stove, microwave, dishwasher, and in-suite washer and dryer. Additional highlights include one underground parking stall and a dedicated storage cage for your extra belongings. Built in 1995, the building is well-maintained and offers residents access to a small onsite fitness room. Ideally located directly behind Mount Royal University, this condo provides exceptional convenience for students, families, and seniors alike, with easy access to nearby amenities, parks, and public transit.