



GRASSROOTS
REALTY GROUP

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**304, 200 Lincoln Way SW
Calgary, Alberta**

MLS # A2285982



\$322,500

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,032 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 699
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features: Closet(s)	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Stone Counters, Storage, Walk-In		
Inclusions:	N/A		

Popular College Gardens — Bright and spacious updated south-facing 2-bedroom, 2-full-bathroom condo apartment on the third floor, ideally located near Mount Royal University and within easy reach of Glenmore Park, the Grey Eagle Entertainment Complex, public transit and a Starbucks just a short stroll away. This updated unit features a light-filled open plan with 9-foot ceilings, and the kitchen showcases newer white quartz countertops with a white backsplash installed in 2021. There is a water filtering system under the kitchen sink. All appliances are 3-5 years old, including the washer and dryer, and you'll appreciate the versatile lighting with fixtures that offer both bright and dim settings to set the mood. Step out onto the south-facing sundeck for partial mountain glimpses through the trees, a perfect spot for morning coffee or evening unwinding. The primary bedroom is generously sized and includes new white blinds, a walk-through closet, and a 4-piece ensuite for added privacy and convenience. For peace of mind, all plumbing lines have been updated to metal mesh hoses. An indoor assigned parking stall and a storage locker are included, and the building welcomes you with a grand entrance featuring water features. Residents also enjoy a large social room, a recreation room, and a fitness room on the fourth floor, making this a true lifestyle choice. Vacant for quick possession, with effortless access to highways and mountain routes for weekend getaways. Please note: the building is restricted to birds or fish as pets only. There is also guest parking at the front entrance that requires free registration using a QR code in the lobby.