



GRASSROOTS
REALTY GROUP

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206, 200 Lincoln Way SW
Calgary, Alberta

MLS # A2176378



\$339,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,215 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Heated Garage, Parkade, Secured, Stall, Under		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Concrete, Clay Tile	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

PRICED BELOW MARKET VALUE! MOVE IN BEFORE CHRISTMAS! You will NOT find a better deal out there with this kind of square footage and steps away from MRU! Welcome to College Gardens, inspired by a grand hotel in the historic Lincoln Park neighborhood. 1) Steps away from MRU - why rent when you can own! Parking alone at MRU is over \$1000 every semester 2) One of the LARGEST END UNITS (1215 Sq. Ft) in the building. 3) Two large bedrooms on separate ends of the unit - great for privacy 4) Two full bathrooms - no sharing required 5) Large living area with plenty of windows - comfortable living 6) In-suite Laundry with full size machines. No lugging around your stuff. 7) Heated underground parking and storage 8) Mature Trees = privacy 9) Reasonable condo fees - heat included! 10) Transit & shopping nearby as well as easy access to many commuter roads. Lets go see it!