

207, 200 Lincoln Way SW  
 Calgary, Alberta

MLS # A2252793



**\$325,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,033 sq.ft.                       | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, 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>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | \$ 640 |
| <b>Basement:</b>   | -                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco, Wood Frame                                                               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** Fully furnished

For more information, please click the "More Information" button. Move-in ready, this spacious 2-bedroom condo offers 1,033 sq. ft. of comfortable living space. The primary bedroom includes a walk-through closet and a private 3-piece ensuite, providing both convenience and privacy. The unit is equipped with a full appliance package - fridge, stove, microwave, dishwasher, and in-suite washer and dryer - making daily living effortless. Additional features include one underground parking stall and a storage cage for extra space. Built in 1995, the building is well maintained and offers a small on-site gym along with easy access to nearby amenities. Backing directly onto Mount Royal University, this location is perfect for families, students, or seniors seeking a blend of comfort and convenience.