

**302, 200 Lincoln Way SW**  
**Calgary, Alberta**

**MLS # A2299273**



**\$319,900**

<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 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Shelving in unit Storage/Laundry Room, Shelving in Storage Unit (Parkade)

Welcome to this spacious 2-bedroom, 2-bathroom condo apartment in College Gardens! You'll be impressed by the hotel-style main lobby, complete with tranquil water features and lush greenery, creating a warm and inviting first impression. Enjoy the convenience of a secure entrance and heated underground parking. This unit offers an open-concept design, perfect for comfortable living and entertaining. The kitchen features ample cabinetry, generous counter space, and a raised breakfast bar. The large living and dining area is filled with natural light. You'll appreciate the expansive windows and a sunny southwest exposure, along with direct access to your private balcony—ideal for extending your living space outdoors. Both bedrooms are generously sized, and the primary suite boasts a walk-through wardrobe closet leading to the ensuite complete with an extended vanity with makeup area, and deep soaker tub. The main bathroom features an oversized tiled shower. Additional highlights include a laundry/storage room with washer and dryer (purchased February 2026), plenty of storage space, and convenient access to elevators leading to the underground parkade and the separate storage unit. Residents can enjoy the building amenities including a social room with kitchenette, a top-floor games room featuring a pool table, shuffleboard, and TV lounge, plus a workshop area in the parkade. Parking for guests is located right outside the main entrance (registration of vehicles is required). Ideally located in Lincoln Park, a quiet, well-established community, just a short walk to Mount Royal University, shopping, restaurants and transit. Convenient access to downtown and easy access to major roadways throughout the city. An excellent opportunity to make this home your own! Quick possession is available.