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22 Lincoln Green SW
Calgary, Alberta

MLS # A2343763

$475,000

Division:	Lincoln Park		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,612 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Shingle	**Condo Fee:**	$ 579
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Murphy bed and mattress in basement.

** OPEN HOUSE Sat Oct 17 12-2pm ** A rare opportunity to own this beautiful and spacious townhome in the inner city community of Lincoln Park. Tucked away in a private cul de sac in desirable Lincoln Green, this beautiful 4 bedroom, 2.5 bath home backs directly onto a park/greenspace. The living room features soaring 12 foot ceilings and large windows offering an abundance of natural light. The kitchen features updated quartz countertops, lots of cabinet space and a large dining area. Upstairs features three bedrooms and a 4 piece bathroom. The spacious primary bedroom includes a 3 piece ensuite with an updated walk in shower, plus a large walk in closet. The lower level provides flexible additional living space with a Murphy bed and plenty of storage, making it ideal for a bedroom, home office or recreation space. Outside, enjoy a private back deck overlooking the greenspace, along with a front attached garage and shared paved driveway for additional parking. The location offers exceptional convenience with Mount Royal University, North Glenmore Park and the Glenmore Reservoir nearby, along with Westhills and Signal Hill Shopping Centres, restaurants, schools, public transit and more. With easy access throughout the city via Glenmore Trail and Stoney Trail, and downtown Calgary less than a 10 minute drive away. This is an excellent opportunity for inner city living or investment.

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