

# \$342,500 - 310, 200 Lincoln Way Sw, Calgary

MLS® #A2229736

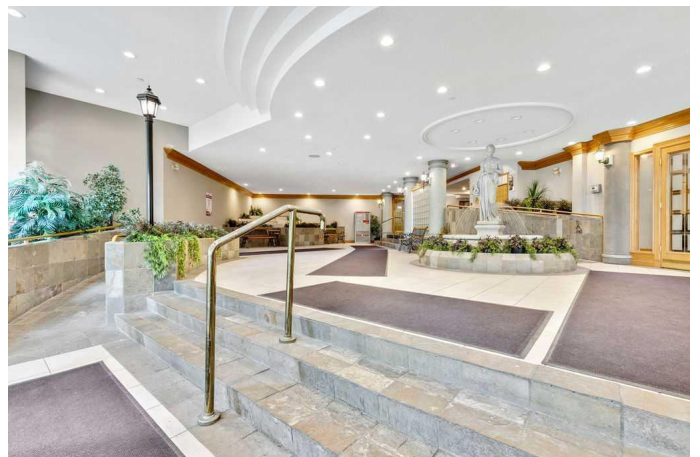
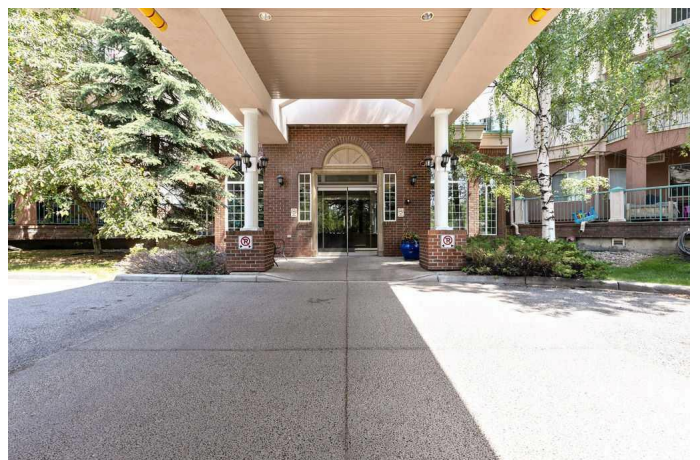
## \$342,500

2 Bedroom, 2.00 Bathroom, 985 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

OPEN HOUSE SATURDAY, August 2nd 1:00-3:00pm!! Welcome to this spacious and bright 2 bedroom, 2 bathroom condo in the highly sought-after College Gardens! This well-managed complex offers peace of mind and a strong sense of community. Offering 985 sq. ft, the condo unit has been beautifully updated with light fixtures, new flooring and paint throughout enhancing its fresh and modern feel. Upon entering you will love the high ceilings and large windows that fill the space with natural light. There is a generous kitchen complete with quartz countertops and an eating bar—perfect for cooking and entertaining. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite. The second bedroom is spacious with a large closet and in the laundry/storage room just off the kitchen enjoy a newer washer and dryer for added convenience. Enjoy the fresh air on your private balcony with unobstructed views. Take advantage of fantastic building amenities, including a party room for larger gatherings, and a recreation room to workout, play pool or show your talent at the shuffleboard table! Additional amenities include a woodshop, and an inviting open lobby with water features and comfortable seating areas. Plus, you™ll appreciate the underground parking stall with an assigned storage locker. An unbeatable location just steps from Mount Royal University, shopping and transit. Located just off Glenmore Trail, a key commuter route,



providing easy access to the rest of the city or head west and escape to the mountains! For those wanting to be outside, nearby parks include North Glenmore Park, Sandy Beach Park, Galbraith Park and the Weaselhead Flats, along with extensive biking and walking paths just outside your front door! Other amenities nearby include the Rockyview Hospital, Chinook Centre, Taza shopping district and the Grey Eagle Events Centre. This is condo living at its best—comfortable, convenient, and close to everything!

Built in 1995

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229736          |
| Price          | \$342,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 985               |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 310, 200 Lincoln Way Sw |
| Subdivision | Lincoln Park            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 7G7                 |

**Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                       |

|         |                                                |
|---------|------------------------------------------------|
| Parking | Assigned, Parkade, Secured, Stall, Underground |
|---------|------------------------------------------------|

## Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings                                           |
| Heating           | Baseboard, Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                        |
| # of Stories      | 4                                                                                                                                           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Playground, Private Entrance        |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 51              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.