

# \$385,000 - 306, 200 Lincoln Way Sw, Calgary

MLS® #A2247656

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

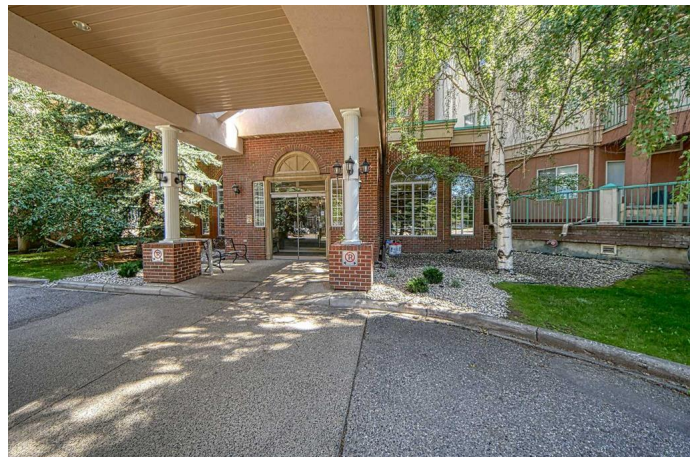
Lincoln Park, Calgary, Alberta

Welcome to College Gardens in desirable Lincoln Park – right next to Mount Royal University!

This well-maintained, solidly built complex boasts a high walk score of 78, putting parks, shops, cafes, and transit just steps away. This rare 3rd-floor end unit is one of the largest in the building at over 1,200 sq ft, offering plenty of natural light from four oversized bay windows with open views. The spacious, open-concept floor plan includes a welcoming foyer, a full laundry room, a bright living area, a dining space, and a breakfast nook with access to a private deck. The wrap-around breakfast bar and stainless steel appliances make the kitchen perfect for both cooking and entertaining.

The primary suite features a large walk-through closet and a private 4-piece ensuite, while the second bedroom offers a walk-in closet and easy access to the main 4-piece bathroom. This home also includes heated underground parking and a secure storage locker.

College Gardens is a well-managed, non-pet-friendly building with fantastic amenities, including a party room and recreation room, and all-inclusive condo fees (except electricity). With the unit currently vacant and move-in ready, you can settle in immediately and start enjoying this prime location near MRU, Marda Loop, Glenmore Reservoir, and quick access to downtown.



Built in 1995

## Essential Information

MLS® #	A2247656
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	306, 200 Lincoln Way Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7G7

## Amenities

Amenities	Elevator(s), Recreation Room
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

**Additional Information**

Date Listed	August 13th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	Real Broker
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