



# 200 Lincoln Way Calgary Alberta

\$339,000

**\*\*OPEN HOUSE - SAT DEC 7, 2024, 1-4pm\*\*\* PRICED BELOW MARKET VALUE! MOVE IN BEFORE CHRISTMAS!** You will NOT find a better deal out there with this kind of square footage and steps away from MRU! Welcome to College Gardens, inspired by a grand hotel in the historic Lincoln Park neighborhood. 1) Steps away from MRU - why rent when you can own! Parking alone at MRU is over \$1000 every semester 2) One of the LARGEST END UNITS (1215 Sq. Ft) in the building. 3) Two large bedrooms on separate ends of the unit - great for privacy 4) Two full bathrooms - no sharing required 5) Large living area with plenty of windows - comfortable living 6) In-suite Laundry with full size machines. No lugging around your stuff. 7) Heated underground parking and storage 8) Mature Trees = privacy 9) Reasonable condo fees - heat included! 10) Transit & shopping nearby as well as easy access to many commuter roads. Lets go see it! (id:6769)

4pc Bathroom 5.42 Ft x 9.83 Ft

4pc Bathroom 7.50 Ft x 5.92 Ft

Bedroom 11.17 Ft x 14.58 Ft

Primary Bedroom 11.25 Ft x 15.50 Ft

Dining room 13.92 Ft x 15.17 Ft

Other 9.58 Ft x 9.92 Ft

Kitchen 9.08 Ft x 12.33 Ft

Laundry room 7.58 Ft x 4.83 Ft

Living room 23.50 Ft x 17.50 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://tanyamak.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net