



THE
A-TEAM

**RE/MAX
FIRST**

200 LINCOLN Way #206, Calgary T3G 7G7

MLS®#: **A2176378**

Area: **Lincoln Park**

Listing Date: **11/05/24**

List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,215**
Low Sqft:
Ttl Sqft: **1,215**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped, Many Trees, Private**
Park Feat: **Additional Parking, Assigned, Heated Garage, Parkade, Secured, Stall, Underground, Workshop in Garage**

Utilities and Features

Roof: **Concrete, Clay Tile**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco**
Flooring: **Carpet, Linoleum, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5'5" x 9'10"
Bedroom	Main	11'2" x 14'7"
Dining Room	Main	13'11" x 15'2"
Kitchen	Main	9'1" x 12'4"
Living Room	Main	23'6" x 17'6"

Room	Level	Dimensions
4pc Ensuite bath	Main	7'6" x 5'11"
Bedroom - Primary	Main	11'3" x 15'6"
Entrance	Main	9'7" x 9'11"
Laundry	Main	7'7" x 4'10"

Legal/Tax/Financial

Condo Fee:
\$708

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9512224**

Remarks

Pub Rmks: **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!**

Inclusions:
Property Listed By: **N/A**
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









