

119, 200 Lincoln Way SW  
Calgary, Alberta

MLS # A2227138



**\$549,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,127
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities		

**Inclusions:** N/A

Welcome to one of the largest apartment units in Lincoln Park. This stunning 3-bedroom, 2-bathroom luxury end unit in the prestigious College Gardens complex offers over 1,630 square feet of thoughtfully updated living space, ideal for professionals, families, or anyone who values both space and style. From the moment you walk in, you'll notice the sprawling hardwood floors, natural light pouring in from the living room and kitchen windows which complements the open layout made for both entertaining and everyday comfort. The custom kitchen is a chef's dream — fully renovated with solid wood cabinetry, stainless steel appliances, and a huge island with a quartz countertop, perfect for meal prep, morning coffee, or casual dining. The living room is warm and welcoming, featuring motorized high-end blinds and views to your two oversized balconies which face west and southwest for those golden afternoon and evening rays. The primary bedroom is truly a retreat with its walk-in closet and gorgeous ensuite, recently renovated to include a modern walk-in shower and updated fixtures. Two additional bedrooms give you options for guests, office space, or a growing family — a rare find in a Calgary apartment condo! You'll also appreciate the solid wood interior doors and upgraded frames, a detail that brings a sense of quality and quiet to every room. Other highlights include: - 2 underground heated parking stalls with space for additional storage lockers, and in-suite laundry room with plenty of storage. You have access to a private rec room featuring a billiards table, shuffleboard, and gym equipment. And the location? It's unbeatable. Just steps from Mount Royal University, this area is perfect for anyone wanting quick access to transit, major roads, and all the amenities the SW has to offer. It's 15 minutes to

downtown, 30 minutes to Bragg Creek, and under an hour to the mountains. Nearby parks include Valour Park, Glamorgan Park, and the incredible Weaselhead Flats and North Glenmore Park — ideal for walking, cycling, or just soaking up nature. Golf courses, groceries, coffee shops, and bakeries (yes, even Glamorgan Bakery!) are all just minutes away. If you’ve been searching for that hard-to-find large condo that doesn’t compromise on location, lifestyle, or layout — this is it. Book your showing today and discover what makes this one so special.