

\$449,900 - 42 Lincoln Green Sw, Calgary

MLS® #A2153797

\$449,900

3 Bedroom, 3.00 Bathroom, 1,643 sqft

Residential on 0.00 Acres

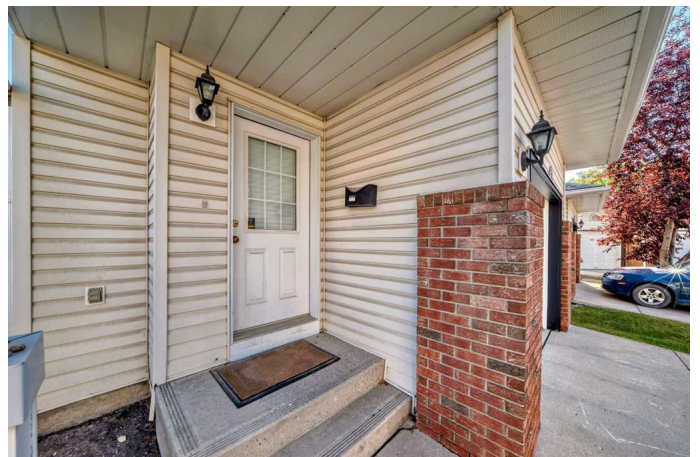
Lincoln Park, Calgary, Alberta

Prime Location! Welcome to Lincoln Green in the desirable inner-city community of Lincoln Park. Walking distance to Mount Royal University and an 8-minute drive to downtown.

This exceptional 3-bedroom 2.5 bath townhome is nestled in a quiet, private cul-de-sac in Lincoln Park. The spacious, south-facing living room boasts a soaring 12-foot ceiling and abundant natural light. Enjoy privacy on the back deck, perfect for outdoor living. The large open kitchen and dining areas feature newer vinyl plank flooring, updated quartz countertops, and a modern subway tile backsplash. The gorgeous primary bedroom includes an ensuite and a walk-in closet. The upper level also features two additional spacious bedrooms and a 4-piece bathroom. A spacious unfinished basement awaits your transformation with ample space for storage. Updates include a new hot water tank (2018) and new vinyl flooring in all bathrooms (2022). A nearby playground, proximity to North Glenmore Park, and close access to Glamorgan Elementary School (traditional learning center) add to the convenience. The Westhills Shopping Center is just a short distance away and bus stops are within 100 meters. Ideal for inner-city living or a great investment opportunity!

Built in 1994

Essential Information



MLS® #	A2153797
Price	\$449,900
Sold Price	\$455,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	42 Lincoln Green Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7G6

Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Single Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	August 22nd, 2024
Days on Market	20
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

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.