22 Lincoln Green SW

Calgary | Active | MLS® A2343763

$468,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1994**	**1,611.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

** Open House Sat Nov 21 2:00-4:00pm ** A rare opportunity to own this beautiful and spacious townhome in the inner city community of Lincoln Park. Tucked away in a private cul de sac in desirable Lincoln Green, this beautiful 4 bedroom, 2.5 bath home backs directly onto a park/greenspace.

The living room features soaring 12 foot ceilings and large windows offering an abundance of natural light. The kitchen features updated quartz countertops, lots of cabinet space and a large dining area.

Upstairs features three bedrooms and a 4 piece bathroom. The spacious primary bedroom includes a 3 piece ensuite with an updated walk in shower, plus a large walk in closet.

The lower level provides flexible additional living space with a Murphy bed and plenty of storage, making it ideal for a bedroom, home office or recreation space.

Outside, enjoy a private back deck overlooking the greenspace, along with a front attached garage and shared paved driveway for additional parking.

The location offers exceptional convenience with Mount Royal University, North Glenmore Park and the Glenmore Reservoir nearby, along with Westhills and Signal Hill Shopping Centres, restaurants, schools, public transit and more. With easy access throughout the city via Glenmore Trail and Stoney Trail, and downtown Calgary less than a 10 minute drive away. This is an excellent opportunity for inner city living or investment.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343763
Bedrooms	4
Bathrooms	3
Year Built	1994
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	5 Level Split
Total Living Area:	1,611.99 sq. ft.
Condo Fee:	$578.66
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	5 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1994 (Age: 32)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9412134
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Four Plex

Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lincoln Park (Calgary)
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	Murphy bed and mattress in basement.
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 10'11" × 6'7" ·
2nd Floor	Living Room · 19'3" × 17' ·
3rd Floor	Dining Room · 14'1" × 10'11" ·
3rd Floor	Kitchen · 12'4" × 8'8" ·

4th Floor	Bedroom · 12'9" × 9'5" ·
4th Floor	Bedroom · 11'9" × 9'6" ·
4th Floor	Bedroom - Primary · 14'10" × 12'4" ·
Basement	Furnace/Utility Room · 13'7" × 5'3" ·
Basement	Bedroom · 13'7" × 13'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Cul-De-Sac, Few Trees, Low Maintenance Landscape, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d44
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/22-lincoln-green-sw-calgary-a2343763/

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