

# \$264,900 - 228, 35 Richard Court Sw, Calgary

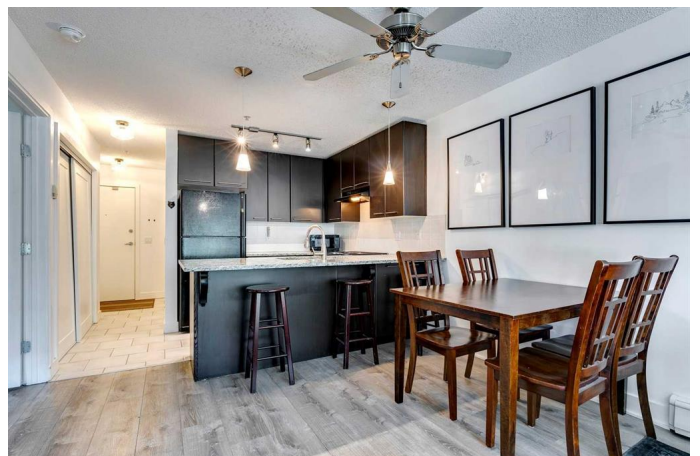
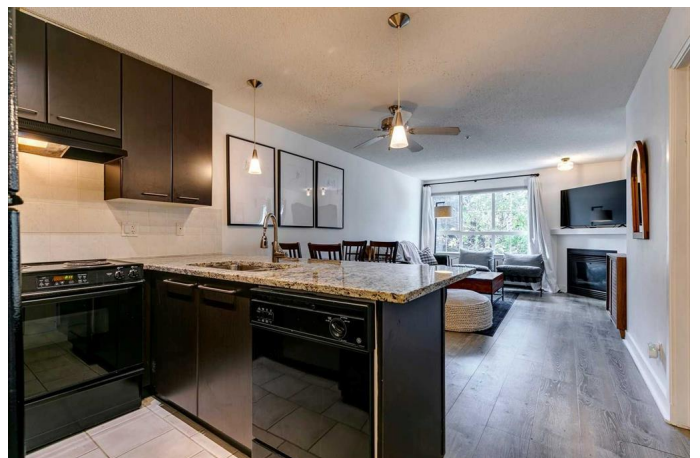
MLS® #A2086401

**\$264,900**

1 Bedroom, 1.00 Bathroom, 664 sqft  
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this fabulous one-bedroom condo that presents a remarkable opportunity for both investors and homeowners. Situated in close proximity to Mount Royal University, this condo offers unparalleled rental potential, making it an ideal investment property. This wonderful building is known for its fantastic amenities, providing residents with a comfortable and convenient lifestyle. Among these amenities, you'll discover a spacious and fully-equipped gym and workout facility. To truly appreciate the allure of this building, take a moment to browse through the captivating pictures showcasing its interior and amenities. Step out onto your private balcony and behold the serene courtyard views that await you. This condo offers tranquility and seclusion, providing a peaceful retreat after a long day. It's the perfect haven for those seeking a quiet and cozy living environment. This condo also includes exclusive access to a designated bike storage room, making it easy to maintain an active lifestyle. Furthermore, a clean and well-located parking spot is included in the sale, ensuring your convenience. Rest assured, this building is managed efficiently, ensuring a worry-free living experience. The attentive management takes care of the building's maintenance, leaving you with more time to enjoy the comforts of your home. As an added bonus, most of the furniture featured in the suite is included in the sale. This makes it an attractive option for students, renters, or anyone seeking a hassle-free move-in



experience. This condo boasts a separate den, perfect for those working or studying from home. Take a look at the pictures to see how this additional space can be tailored to your specific needs. In-suite laundry, ample closet space, and a well-located walk-through closet add to the overall convenience of this unit. Positioned on the second floor, this condo provides an added layer of security and peace of mind. You can enjoy the benefits of elevated living without sacrificing safety. In every corner, this condo exudes charm and functionality. It's a welcoming space that offers both comfort and style. Whether you're an investor or a homeowner, this condo presents a unique opportunity that you won't want to miss. Don't miss out on the chance to own this wonderful condo. Whether you're an investor looking for a high-potential rental property or a homeowner seeking a peaceful retreat, this condo has it all. Schedule a viewing now to experience the true essence of this remarkable space.

Built in 2003

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2086401      |
| Price          | \$264,900     |
| Sold Price     | \$260,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 664           |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 228, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2E 7N9                  |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Clubhouse, Park |
| Parking Spaces | 1               |
| Parking        | Underground     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Soaking Tub                                                                                      |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Electric                                                                                                         |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard, Lighting       |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2023 |
| Date Sold      | October 31st, 2023 |
| Days on Market | 20                 |
| Zoning         | M-H1 d321          |
| HOA Fees       | 0.00               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX HOUSE OF REAL ESTATE |
|----------------|-----------------------------|

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