

\$345,000 - 345, 35 Richard Court Sw, Calgary

MLS® #A2103299

\$345,000

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

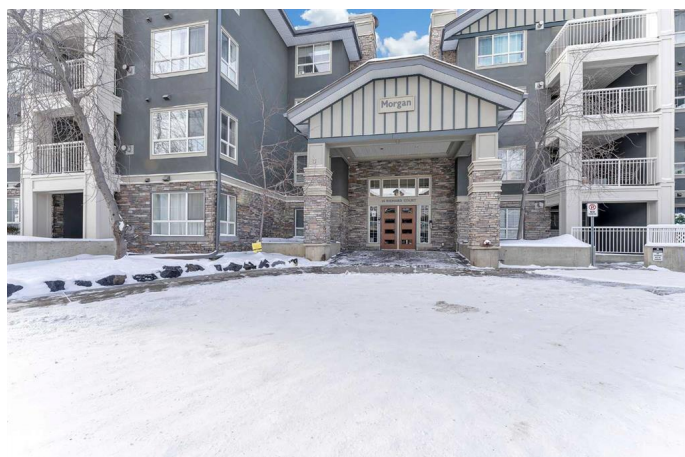
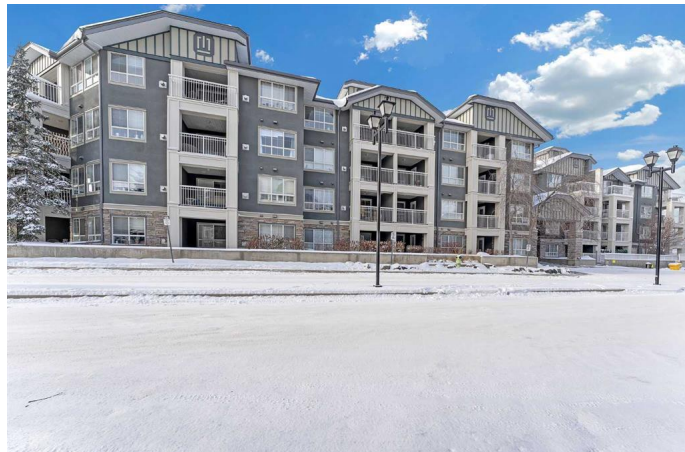
Lincoln Park, Calgary, Alberta

Welcome to your new home in the heart of Southwest Calgary! This beautiful 2-bedroom, 2-bathroom condo offers a perfect blend of comfort, style, and convenience. With a bright and spacious interior and a desirable West exposure, this unit has an abundance of natural light, creating a warm and inviting atmosphere. With an exceptional location, there is easy access to amenities, shopping, restaurants, coffee shops, and MOUNT ROYAL UNIVERSITY!

Step inside to discover an open-concept layout, seamlessly connecting the living, dining, and kitchen areas. The laminate flooring throughout adds a touch of contemporary elegance, while the cozy carpeted bedrooms provide comfort and warmth. The living room features a charming fireplace, perfect for those chilly Calgary evenings, and creates a focal point for gatherings with friends, or quiet nights in.

The property also includes a separate den/office space, ideal for professionals working from home or a great study area for students!

Also included is a separate storage locker for seasonal items and not one, but TWO TITLED PARKING STALLS, providing ample room for both vehicles! The secure building has a fitness centre, multiple elevators, indoor visitor parking and guest suites as well!



The Morgan offers easy access to major roadways, including Glenmore Trail, Crowchild Trail, and the newly completed ring road. Whether you're commuting to work or heading out to the mountains, the prime location of this condo ensures that you're always well-connected.

This beautiful property is an ideal opportunity for first-time homebuyers entering the market or savvy investors seeking a valuable addition to their portfolio. Don't miss out on the chance to make this condo your own and enjoy the vibrant lifestyle that Calgary has to offer.

Built in 2003

Essential Information

MLS® #	A2103299
Price	\$345,000
Sold Price	\$351,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	345, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground

Interior

Interior Features	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco

Additional Information

Date Listed	January 25th, 2024
Date Sold	February 25th, 2024
Days on Market	31
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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