

\$275,000 - 306, 35 Richard Court Sw, Calgary

MLS® #A2108645

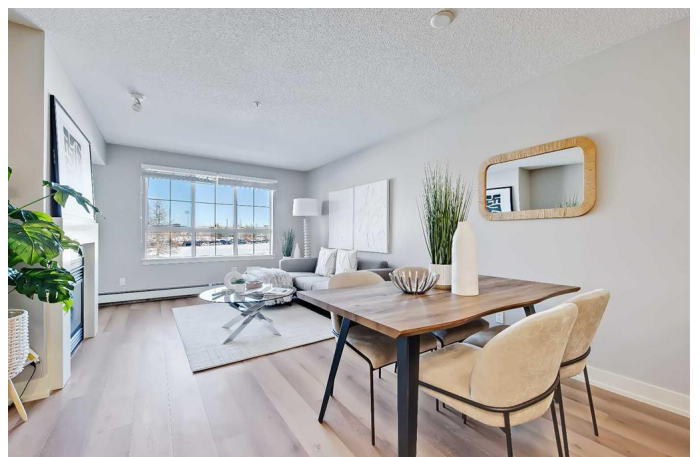
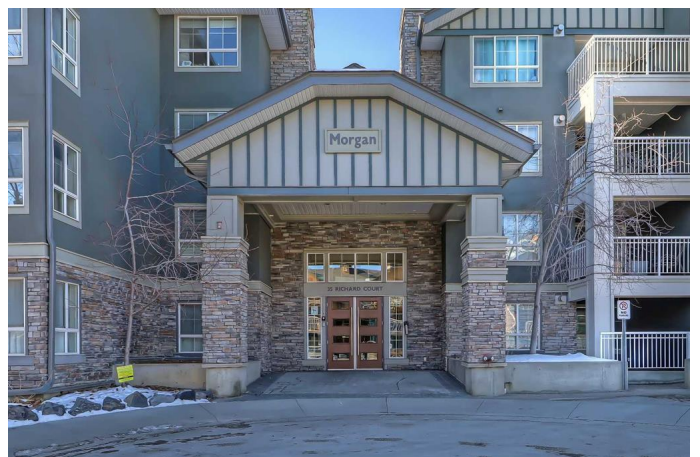
\$275,000

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Enjoy a convenient, walkable lifestyle in your new 1-BED CONDO next door to Mount Royal University and ATCO Park! Located in the heart of Lincoln Park, your front door to the main entrance of Mount Royal is only an 8-min walk away or only 15-min to ATCO Park! Whether you work or study on campus, this condo is the perfect opportunity to take advantage of the quiet, established community with a fantastic commute and easy access to the rest of the city and out of town! This bright condo features 550 sq ft of living space with luxury vinyl plank throughout, a 9-ft x 11-ft balcony with park views, one TITLED PARKING STALL, and IN-SUITE LAUNDRY with a side-by-side washer/dryer! The modern kitchen has full-size S/S appliances, full-height cabinetry, tiled backsplash, bar seating, and a dedicated dining space with room for a 4-person dining table. An oversized window floods the space with natural light, highlighting the living room's modern gas fireplace. The spacious bedroom also overlooks the park and enjoys walkthrough closet access to the main 4-pc bathroom with a modern vanity with storage, framed mirror, tile flooring, and a tub/shower combo with full-height tile surround. Along with the titled parking stall in the UNDERGROUND HEATED GARAGE, you have an assigned storage unit, large communal spaces, a Canada Post box for incoming and outgoing mail, and a new and bright gym space with luxury vinyl plank flooring, tons of windows, and lots of



equipment including a squat rack! Surrounded by walkable amenities, this vibrant community is surrounded by trendy restaurants, coffee shops, and more! Grab dinner at Spot On Kitchen and Bar, head to Starbucks just on 37th for a morning or afternoon coffee, and head over to Safeway and Glamorgan Bakery on Richmond Road for grocery shopping and freshly baked goodies! There are many other small shops and convenient shopping all around, with tons of strip malls and bigger shopping centres in all directions. Want to head downtown or head to the mountains for the weekend? Youâ€™re right off Glenmore Trail and Crowchild, giving you easy access to anywhere you want to go! Book your private viewing of this fantastic condo today and see how itâ€™s the perfect space for your new lifestyle!

Built in 2003

Essential Information

MLS® #	A2108645
Price	\$275,000
Sold Price	\$277,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 35 Richard Court Sw
Subdivision	Lincoln Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco

Additional Information

Date Listed	February 18th, 2024
Date Sold	March 4th, 2024
Days on Market	14
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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