

\$285,000 - 422, 35 Richard Court Sw, Calgary

MLS® #A2111484

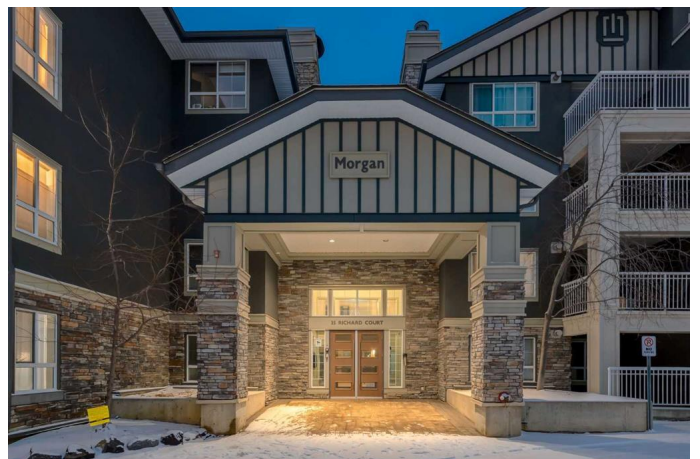
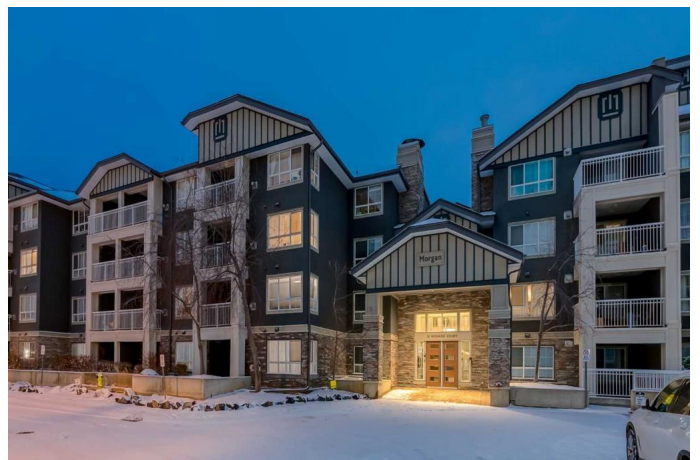
\$285,000

1 Bedroom, 1.00 Bathroom, 550 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

BEAUTIFUL SOUTH FACING top floor condo with TWO TITLED UNDERGROUND PARKING SPOTS- INCREDIBLY LOCATED only steps from MRU! This Trendy condo features a functional kitchen showcasing an abundance of cabinetry, an expansive kitchen island ideal for everyday cooking or entertaining guests. Adjacent the dining and living room which features a lovely gas fireplace creating a warm and cozy ambience during the cold winter days. Spacious bedroom features a large window for sundrenched afternoons and overlooks the stunning courtyard !! From there, you enjoy a walk thru closet and a private door to the 4pc bath. Features continue with a lovely appointed tiled bathroom, newer carpet and INSUITE LAUNDRY! SPACIOUS covered private patio is impressive for OUTDOOR LIVING, gas-line for barbecuing and an abundance of space for enjoying the INNER COURTYARD OASIS which is quiet and stunning in both the winter and summer months. The Amenities of the building include a fitness room, party room, guest suite, media room, bike storage, and on-site resident managers. HEATED AND SECURED UNDERGROUND PARKADE is ideal and also features an abundance of guest parking and Large Storage lockers! Phenomenal opportunity to live right by Mount Royal University, near pubs and restaurants and easy access to Crowchild Trail, Glenmore Trail, Stoney Trail, Rockyview Hospital and Glenmore Park. Bike paths and Kayaking only



5 minutes away at the Glenmore Reservoir. All of this and Imagine just a 15-minute bus ride to downtown; bus #13 & bus #18. This isn't just a home—it's a lifestyle! Call now to book your showing...the perfect property to call your new home!

Built in 2003

Essential Information

MLS® #	A2111484
Price	\$285,000
Sold Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	422, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Guest, Heated Driveway, Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Electric, Fireplace(s), Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Garden, Storage
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 3rd, 2024
Days on Market	2
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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