

\$470,000 - 30 Richelieu Court Sw, Calgary

MLS® #A2115124

\$470,000

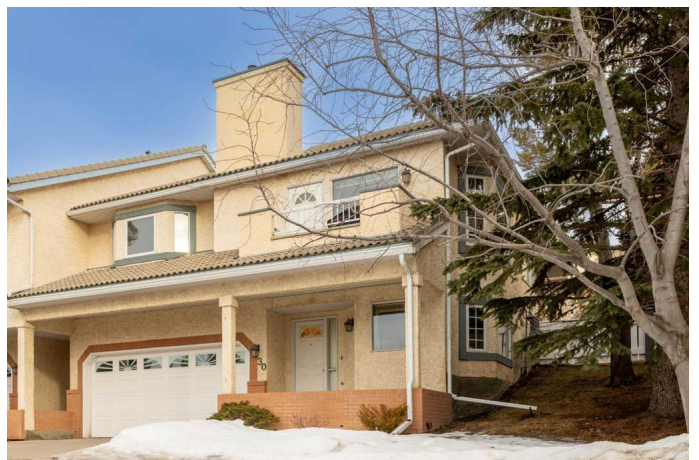
2 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to 30 Richelieu Court SW, where immaculate living meets modern comfort in a serene adult-oriented community. This meticulously maintained residence boasts a range of desirable features, ensuring a lifestyle of convenience and luxury.

Nestled in a peaceful neighborhood close to Mount Royal University, this home offers the perfect blend of tranquility and accessibility. The property greets you with a charming exterior and a double attached garage, providing ample parking space and convenient storage. Upon entering, you'll be greeted by a sense of warmth and sophistication, enhanced by newer floors and fresh paint throughout the interior. The main level welcomes you into a spacious living area, ideal for entertaining guests or simply unwinding in style. Large windows invite natural light to fill the space, creating an inviting ambiance. Adjacent to the kitchen, you'll find a dining area perfect for enjoying meals with loved ones. Step outside onto the deck to savor your morning coffee or dine alfresco while soaking in the serene surroundings. This home offers versatile living spaces, including two bedrooms and two additional offices that could easily function as bedrooms, providing flexibility to accommodate your evolving needs. With three full bathrooms, including an ensuite in the primary bedroom, convenience is always at your fingertips. The walk-out basement adds another dimension to this already impressive home, offering additional living space and



direct access to outside. Whether you're hosting gatherings or seeking a quiet retreat, this lower level provides endless possibilities. In addition to its exceptional features, this residence boasts practical updates such as a newer furnace (2022) and hot water tank (2019) , ensuring comfort and efficiency year-round. Experience the epitome of 40+ adult living, where residents enjoy a peaceful environment with the added convenience of nearby amenities. With children aged 15 years and older welcome, this community fosters a welcoming atmosphere for individuals and families alike. Don't miss your chance to call 30 Richelieu Court SW home. Immaculate, inviting, and filled with modern comforts, this residence offers a lifestyle of luxury and convenience in an idyllic setting. Did I mention Pet Friendly and Main Floor Laundry! Call your Favourite Realtor Today as this one won't last!

Built in 1992

Essential Information

MLS® #	A2115124
Price	\$470,000
Sold Price	\$488,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,332
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse

Style	Bungalow
Status	Sold

Community Information

Address	30 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7E9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Natural Woodwork, No Smoking Home, See Remarks, Separate Entrance, Storage, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Clay Tile
Construction	See Remarks, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 27th, 2024

Days on Market	12
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office Greater Property Group

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