

\$575,000 - 21 Richelieu Court Sw, Calgary

MLS® #A2126100

\$575,000

3 Bedroom, 4.00 Bathroom, 1,817 sqft
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Nestled in the heart of Calgary's vibrant inner city, in the highly sought-after community of Lincoln Park, this stunning 3-bedroom, 4-bathroom townhome with a double attached garage offers a luxurious, modern, and upgraded living experience. From the moment you step inside, you'll be greeted by the impeccable attention to detail and high-end finishes that define this beautiful property. Boasting a range of upgrades and renovations, this townhome has been meticulously maintained. Inside, you'll find a range of custom built-ins and upgrades designed to enhance both the beauty and functionality of the home. The living room, which faces east, features a custom-built fireplace and shelving, creating a cozy and inviting atmosphere perfect for relaxing or entertaining guests. Large windows flood the room with natural light, creating a bright and welcoming space that you'll love spending time in. The kitchen, which faces west and opens onto a balcony, with sleek quartz countertops, mosaic-inspired backsplash, stainless steel appliances including modern range hood, integrated high-end microwave, and plenty of storage space. Whether you're cooking for one or hosting a crowd, you'll appreciate the functionality and style of this modern kitchen. The home's laundry room has been meticulously upgraded, featuring built-in features accompanied by a brand-new LG front load washer and dryer, making laundry days more convenient than ever. A wood



spindaled staircase leads to the second level featuring a spacious king-sized primary bedroom retreat with available space for reading/office nook, dream ensuite - free standing tub, easily accessible shower, dual sinks, modern black fixtures, and a walk-in closet. 2 additional bedrooms share a renovated 4-piece bathroom. The double attached garage connected to a spacious mudroom area and a second powder room. Yard space off of main entrance is partially fenced and great for pets. The large utility room provides a flex space, currently used as a home gym. Upgraded electrical systems, ensuring safety and a sense of security, all Poly B plumbing has been removed, giving you peace of mind and preventing potential plumbing issues. A new Vacuflow system has been installed, making cleaning a breeze and adding to the convenience of daily living. The home's heating and cooling systems have also been upgraded, with a new furnace installed in 2022, a new hot water tank in 2021 and a new air conditioner ensuring you stay cool and comfortable during the hot summer months.

Situated in an adult living complex, this townhome offers a serene and peaceful environment for residents. With the added benefit of being pet-friendly and allowing younger residents to stay permanently, it provides a welcoming and inclusive community for all.

With its stunning upgrades, luxurious features, and prime location, this modern townhome in Lincoln Park offers a truly upscale living experience. Don't miss your chance to make this beautiful property your new home!

Built in 1992

Essential Information

MLS® #	A2126100
Price	\$575,000
Sold Price	\$635,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,817
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	21 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7E9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 7th, 2024
Days on Market	12
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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