

\$288,200 - 438, 35 Richard Court Sw, Calgary

MLS® #A2143406

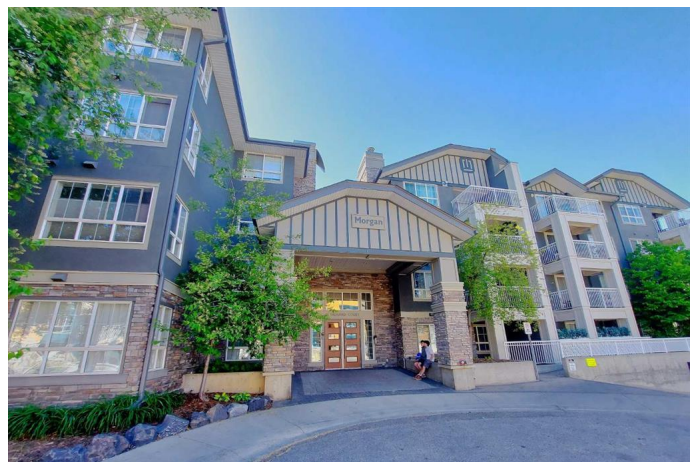
\$288,200

1 Bedroom, 1.00 Bathroom, 665 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Discover elegance and convenience in this meticulously updated 1-bedroom unit ideally located in Lincoln Park adjacent to Mount Royal University, perfect for students, faculty & staff, or savvy investors. Recently refreshed with a new coat of paint, the interior boasts a renovated kitchen and bathroom. Located on the top floor, this exceptional unit features a coveted titled underground parking spot. The open floor plan, rare in its functionality, includes a den and showcases a serene courtyard view alongside a charming corner gas fireplace. Step inside to experience the luxury vinyl plank flooring in the living and dining areas, complemented by plush carpeting in the bedroom featuring a ceiling fan, walk-in closet, and a renovated 4-piece cheater ensuite. The ensuite dazzles with a new tower shelf, curved shower rod, and a quartz vanity top with new fixtures. Cook and entertain effortlessly in the gourmet kitchen equipped with abundant cabinet space, stainless steel appliances, and an expansive 8-foot quartz breakfast counter. Start your mornings on the peaceful 10' x 8' balcony, perfect for enjoying your coffee or preparing for an evening barbecue with gas hookups readily available. Situated mere steps from Tim Hortons and within quick access to Crowchild and Glenmore Trail, this prime address offers easy access to all essentials. Mount Royal University and nearby amenities are within walking distance, including a convenient strip mall and dining options for



every palate. Residents also benefit from exclusive building amenities such as an indoor workout room, party room, and a bookable guest suite, all within a pet-friendly environment. Additional features include titled underground parking with ample visitor spots, a storage locker, and multiple bike storage rooms. Embrace the future with TELUS PureFibre connectivity, ensuring seamless WiFi integration throughout the building. More than a home, this exquisite unit is a sophisticated retreat designed for modern living. Don't miss your opportunity to enter the market at this prime location, perfectly suited for those seeking comfort, style, and convenience in Calgary's vibrant southwest.

Built in 2003

Essential Information

MLS® #	A2143406
Price	\$288,200
Sold Price	\$284,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	438, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 7N9

Amenities

Amenities Guest Suite
Parking Spaces 1
Parking Guest, Heated Driveway, Heated Garage, Titled, Underground

Interior

Interior Features Ceiling Fan(s), Elevator
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Baseboard
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
of Stories 4

Exterior

Exterior Features Courtyard
Construction Wood Frame

Additional Information

Date Listed June 21st, 2024
Date Sold July 14th, 2024
Days on Market 23
Zoning M-H1d321
HOA Fees 0.00

Listing Details

Listing Office Grand Realty

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