

\$524,900 - 49 Richelieu Court Sw, Calgary

MLS® #A2145607

\$524,900

3 Bedroom, 4.00 Bathroom, 1,767 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Don't miss this out on this impressive fully developed Two Storey with a walk-out Basement. Located in Royal Park Estates. An upscale adult complex in Lincoln Park. This immaculate home has many features including a front vestibule with attractive glass doors. The spacious Living Room has a two-sided gas fireplace. The modernized Kitchen has attractive cabinetry, quartz counters, pantry and quality stainless appliances. Designed with a huge central island with extended Breakfast Bar. Sliding doors off the Dining area to the covered Deck (enjoy the south exposure). Convenient main floor laundry and guest Bathroom. Beautiful easy care hardwood flooring. The open railed staircase leads to the upper level. You'll be impressed with the huge Primary Bedroom! Extend your living space to the private Balcony where you can relax, enjoy the tranquility and night star gazing! There is an oversize walk-in wardrobe closet and luxurious Ensuite with a relaxing soaker tub, separate Shower and a vanity with dual sinks. There is also a large second Bedroom and a Den with French doors (easy to convert to a Guest Bedroom). The Basement is fully developed with a Family Room, Den/Home Office, Storage Room (freezer is included), Utility Room (Furnace & Hot Water Tank installed 2022) and Bathroom with a Shower. Walk-out to a lower patio and green space. The family Gardener will appreciate the many outdoor flower planters (they are included). There is lots of parking



with the two car attached Garage, Driveway and Visitor Parking. Never worry about exterior maintenance. This is a quiet professionally managed Adult 40+ complex. Excellent inner-city location. Within walking distance to Mt Royal University, shopping, trendy restaurants & parks. Leave your car at home and hop on a bus for a quick commute to Downtown. Easy access throughout the city. Pride of Ownership!

Built in 1992

Essential Information

MLS® #	A2145607
Price	\$524,900
Sold Price	\$508,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,767
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	49 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7E9

Amenities

Amenities	Trash, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, Landscaped, Street Lighting, See Remarks
Roof	Tile
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2024
Date Sold	September 5th, 2024
Days on Market	68
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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