

\$289,000 - 228, 35 Richard Court Sw, Calgary

MLS® #A2158233

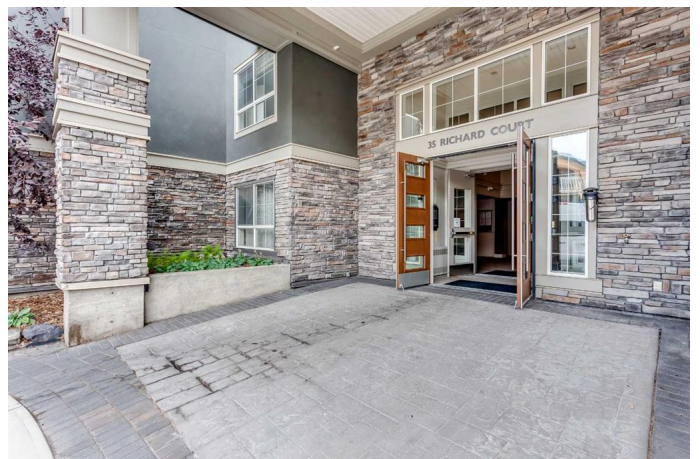
\$289,000

1 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this exceptional one-bedroom condo, a prime opportunity for both investors and homeowners. Ideally located near Mount Royal University, this property offers outstanding rental potential, making it an excellent choice for investment. The building is renowned for its superb amenities, which enhance the living experience with comfort and convenience. Among the highlights is a spacious, fully equipped gym and workout facility, alongside ample visitor parking. The building is well-managed, ensuring a worry-free living experience with efficient maintenance and attentive care. With all new stainless-steel appliances and most of the suite's furniture included in the sale, making it a hassle-free option for students, renters, or anyone seeking a seamless move-in experience. The condo also features a separate den, perfect for remote work or study, along with in-suite laundry, ample closet space, and a convenient walk-through closet. Step onto your private balcony to enjoy serene courtyard views and a peaceful retreat after a busy day. This condo is a tranquil sanctuary, ideal for those seeking a quiet, cozy living environment. Additional features include exclusive access to a bike storage room, perfect for maintaining an active lifestyle, and a well-positioned parking spot for added convenience. Located on the second floor, this condo offers added security and peace of mind while enjoying the benefits of elevated living. With its blend of charm and functionality,



this condo is a welcoming space that combines comfort and style. Whether youâ€™re an investor looking for a high-potential rental property or a homeowner seeking a serene retreat, this condo is a unique opportunity not to be missed. Schedule a viewing today to experience the full appeal of this remarkable space.

Built in 2003

Essential Information

MLS® #	A2158233
Price	\$289,000
Sold Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	663
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	228, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7N9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 23rd, 2024
Days on Market	7
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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