

# \$279,900 - 254, 35 Richard Court Sw, Calgary

MLS® #A2160150

**\$279,900**

1 Bedroom, 1.00 Bathroom, 550 sqft

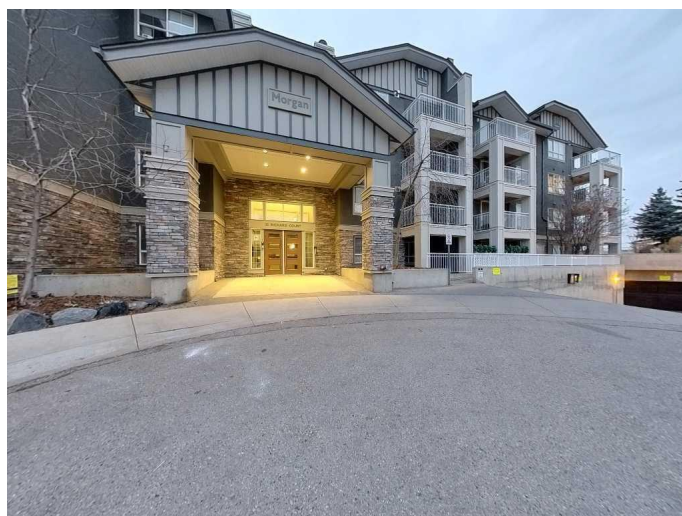
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Fantastic location in Lincoln Park close to MRU. This lovely condo is tucked into the southeast corner of the building and has a nice sunny south exposure. This home has been well cared for and has updated bamboo hardwood flooring. and ceramic tile. The kitchen has clean modern look with mocha and stainless style cupboards and breakfast bar with additional storage. The kitchen opens onto to the dining area and spacious living room with gas fireplace. The covered deck has a gas barbecue hook-up and sunny views to the south. The Primary Bedroom has walk-thru closets leading to a stylish ensuite bath with soaker tub. This home also feature In-suite laundry, heated underground titled parking and separate storage. This building has a large lounge with billiards and darts ideal for parties and an exercise/weight room. Also included are 30 heated underground visitor parking stalls and guest suites that can be rented for visiting friends and family .Located a short walk to MRU, transit and approx. 10 minutes from downtown. Very close to city transit, parks and easy access to main roadways. \*\*\*This home has furniture that can be purchased to provide a partial furnished suite for easy rental\*\*\* Notes: Images are from the previous listing.

Built in 2003

## Essential Information



MLS® #	A2160150
Price	\$279,900
Sold Price	\$270,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	254, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7N9

### **Amenities**

Amenities	Dry Dock, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Owned, Underground

### **Interior**

Interior Features	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Track Lighting
Appliances	Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
# of Stories	4

**Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Stone, Stucco, Wood Frame

**Additional Information**

Date Listed	August 23rd, 2024
Date Sold	October 2nd, 2024
Days on Market	40
Zoning	M-H1 d321
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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