

\$369,000 - 113, 35 Richard Court Sw, Calgary

MLS® #A2162542

\$369,000

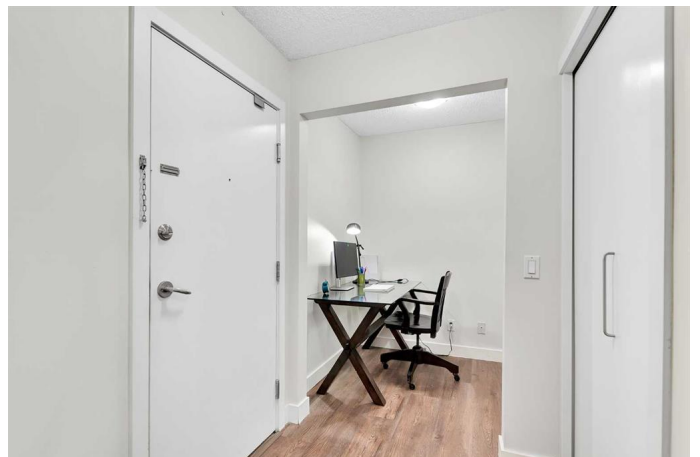
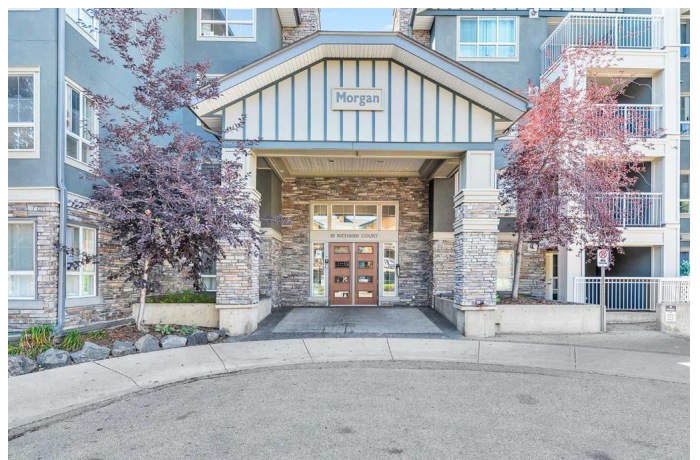
2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to your new TWO BEDROOM MAIN FLOOR condo in the desirable community of Lincoln Park! This is a perfect home for a first-time buyer, investor, downsizer or student attending Mount Royal University. With 2 beds + den and 2 full baths, over 800 sq.ft, luxury vinyl plank flooring throughout (water proof, pet-proof & scratch resistant), makes for a great setup. Have a roommate to help pay the mortgage! Bedrooms ideally located on each side of the unit, with a spacious living room & kitchen in between. This larger layout offers an office/den space & a gas fireplace, plus in-suite laundry. The highlight of this home is the private WALK-OUT PATIO, which provides direct access to the outdoors: enjoy the afternoon sunshine. It's also equipped with a gas line, making it perfect for year-round OUTDOOR cooking. The Titled underground parking (#097) is secure & heated, and a STORAGE locker (#007) is located in storage room #1. Also offers visitor parking free from the cold & snow! This PET FRIENDLY complex has so much to offer: bicycle storage, well equipped exercise room, fully furnished guest suite, massive party room & owner's lounge! Walking distance or a quick bus ride to pubs, restaurants, coffee shops, gyms as well as the C-Train station & quick access to Stoney Trail, Glenmore Trail, Crowchild Trail & Sarcree. Easy access to all quadrants of the city. Call to book your private viewing today!

Built in 2003



Essential Information

MLS® #	A2162542
Price	\$369,000
Sold Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	801
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	113, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Open Floorplan
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 BBQ gas line, Courtyard, Storage

Construction Stucco, Wood Frame

Additional Information

Date Listed September 4th, 2024

Date Sold September 20th, 2024

Days on Market 16

Zoning M-H1 d321

HOA Fees 0.00

Listing Details

Listing Office 2% Realty

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