

# \$249,900 - 155, 35 Richard Court Sw, Calgary

MLS® #A2168313

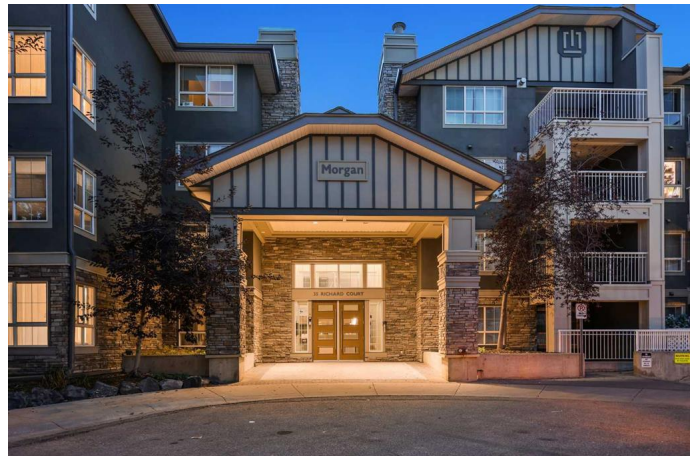
## \$249,900

1 Bedroom, 1.00 Bathroom, 540 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

WELCOME to this FRESHLY PAINTED, (CORNER) Apartment that has 540 Sq Ft in the MORGAN Building, a 17' X 8' TITLED PARKING STALL in the HEATED UNDERGROUND PARKADE, a 3' X 3' Assigned STORAGE LOCKER, an 11' X 10' PATIO in the VIBRANT Community of LINCOLN PARK!!! This WELL-MAINTAINED Building incl/FITNESS CENTRE, PARTY ROOM, COVERED OUTDOOR GAZEBO, RECREATION ROOM w/Billiards, + Darts, BICYCLE STORAGE, + 30 UNDERGROUND VISITOR PARKING STALLS (w/Owner access), GUEST SUITES (can be rented), + MORE!!! This HOME has a Tiled Foyer, Front Closet, + a 4 pc Cheater EN-SUITE Bathroom incl/NEW Toilet, + a Soaker Tub to RELAX after a long day, + Shelving for STORAGE. The Stacked Washer-Dryer in the Laundry Room, + the Kitchen has Wood/Silver Cabinetry, SS/Black Appliances, Tiled Backsplash, Countertops incl/Breakfast Bar (Shelving underneath for Storage) for those On-The-Go Meals. The NEW LUXURY VINYL PLANK Flooring leads into the Living Room in this OPEN CONCEPT area for ENTERTAINING w/LOVED ONES. The Corner GAS Fireplace w/Mantle will hold a TV or Decorations. It is PERFECT for those chilly evenings to feel COZY on the couch with a blanket or read a book ENJOYING the AMBIENCE of the fire. The HUGE windows bring in NATURAL LIGHT giving this a



SPACIOUS feel. The Dining Room accommodates FAMILY meals while you share MEMORIES, + LAUGHTER around the table. A door opens to the EXTRA-LARGE BRICK COVERED Patio w/LARGE TREES for PRIVACY where you can sit outside basking in the Fresh Air, + Sunshine. Drinking a coffee/tea or watching the leaves change color to slow down time while planning or reflecting on your day. The Primary Bedroom has a LARGE window, a WALK-IN Closet w/Wire Shelving, + access to the Bathroom. This CORNER unit makes this HOME BIGGER, + BRIGHTER due to having EXTRA Windows. It has a GUEST SUITE (#156) on 1 side, + another unit on the other. It has NEW LIGHTING, + NEW room darkening shades. This is an AMAZING LOCATION incl/MOUNT ROYAL UNIVERSITY a short distance away, approximately a 10-minute drive to DOWNTOWN, SHOPPING/RESTAURANTS, + AMENITIES in Marda Loop, EASY access to the ROCKY MOUNTAINS. Walkways, + Main Roadways. BOOK your Showing TODAY!!!

Built in 2003

### **Essential Information**

MLS® #	A2168313
Price	\$249,900
Sold Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	540
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

## Community Information

Address	155, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

## Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking, Dry Dock, Fitness Center, Gazebo, Party Room, Recreation Room, Secured Parking, Trash
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Garage Door Opener, Stall, Titled, Underground, Guest, Heated Garage, Parkade

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Breakfast Bar, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Lawn, Street Lighting, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	September 27th, 2024
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Date Sold	November 4th, 2024
Days on Market	38
Zoning	M-H1 d321
HOA Fees	0.00

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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