

202, 35 Richard Court SW
Calgary, Alberta

MLS # A2159217



\$275,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	450 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Plug-In, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s)

Water: -

Floors: Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 336

Basement: -

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-H1 d321

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: None

Discover modern living at its finest in this beautifully maintained 1 bedroom, 1 bathroom apartment in the highly sought-after the Richards Court property, located in Lincoln Park, SW Calgary. Ideal for first-time buyers, investors, or those looking to downsize, this unit features an open-concept layout, flooded with natural light, and offers a spacious living area with gas fireplace is the perfect for relaxing or entertaining. The kitchen is equipped with new stainless steel appliances, making meal prep a delight. The bedroom is generously sized with ample closet space, and the bathroom is designed for comfort and convenience. Situated in a vibrant community, residents enjoy access to top-notch amenities, including a fitness center, party room, Park, and secure underground heated parking. Located just steps away from parks, shopping, dining, public transit and mount royal university. This apartment offers the perfect balance of urban convenience and serene living! Don't miss this opportunity to make this condo your own !