

142, 35 Richard Court SW  
Calgary, Alberta

MLS # A2201835



**\$289,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	663 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Soaking Tub		

**Inclusions:** N/A

Discover this stunning one-bedroom unit in Lincoln Park, perfectly positioned within walking distance of Mount Royal University. As one of the largest one-bedroom layouts available, this home is bathed in natural light thanks to expansive windows in both the living room and bedroom. Recently updated, the unit features brand-new appliances—including a dishwasher, stove, fridge, washer, and dryer—along with fresh flooring in the living area and stylish new window coverings. The open-concept kitchen and living space is designed for both comfort and functionality, highlighted by a cozy gas fireplace and a dedicated dining area. A generously sized den offers the perfect spot for a home office or relaxation space, while the bedroom and entryway boast ample closet space. In-unit laundry adds to the everyday convenience. Step outside to a spacious patio and enjoy the ease of direct access from the underground parking—ideal for bringing in groceries without navigating the building. This home includes titled parking, a separate storage unit, complimentary bike storage, and secure underground visitor parking. Residents also enjoy premium amenities, including a fully equipped gym, a party room, and a beautifully maintained courtyard. Plus, this pet-friendly building offers the added convenience of a main-floor location for you and your furry companion.