

142, 35 Richard Court SW
Calgary, Alberta

MLS # A2201835



\$289,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	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.