

233, 30 Richard Court SW  
Calgary, Alberta

MLS # A2219158



## \$375,000

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 710
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Super bright two bedroom and two full bath unit with south and west facing windows allowing for ample natural light throughout the space. Spacious kitchen with newer stainless steel appliances and plenty of counter space open to dining and living room with gas fireplace and access to spacious west facing balcony. Super functional bedrooms with large windows, Primary with a four piece ensuite and a second full bath across the hallway from guest bedroom. Laurel House is a fantastic complex close to Mount Royal University, easy access to Marda Loop and Currie Barracks, Downtown and the mountains. One indoor parking stall, gym and party room where you can step outside to manicured courtyard with gazebo are all value adds to this complex. The building has recently had significant updates, including fresh interior paint, a new roof, enhanced security cameras, and keyless fob access to the underground parking.