

233, 30 Richard Court SW  
Calgary, Alberta

MLS # A2243776



## \$355,000

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <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 |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Super private, bright spacious 2 bedroom home with 2 full baths. Corner unit with south and west facing windows that face beautiful trees for privacy, yet still allowing ample natural light throughout. Ceramic tile Foyer to great hospitable entry into unit, opening up through to living space. Spacious kitchen, black quarts counters and eating bar, newer stainless steel appliances, corner pantry, abundant storage, laminate flooring throughout, (except bathrooms). Large entertainment size Living Room with cozy gas fireplace & mantel. The adjacent open concept dining room has view of fireplace and flows seamlessly to the kitchen area. Primary Bedroom has updated 4 pc Ensuite, lots of storage and down hall yet another 4 pc bathroom just across from 2nd bedroom or guest suite. Insuite laundry, large balcony and one indoor titled parking space. Laurel House is a fantastic complex close to Mount Royal University, easy access to Marda Loop, Currie Barracks, Downtown, the Mountains & quick access to Crowchild and Glenmore Trails. Enjoy the facilities; gym, and party/social room where you can step outside to manicured courtyard with gazebo. Please note: The building has recently had significant updates including, fresh interior pain, new roof, enhanced security camera and keyless fob access to underground parking car wash bay and secure bike storage. Great opportunity for first time home buyer, student to mount royal university, investing, or downsizing&hellip;&hellip;Unit recently replaced appliances, lights and repainted throughout.