

443, 35 Richard Court SW

Calgary, Alberta

MLS # A2209832



\$274,900

|             |                                    |            |                   |
|-------------|------------------------------------|------------|-------------------|
| Division:   | Lincoln Park                       |            |                   |
| Type:       | Residential/Low Rise (2-4 stories) |            |                   |
| Style:      | Apartment-Single Level Unit        |            |                   |
| Size:       | 669 sq.ft.                         | Age:       | 2003 (22 yrs old) |
| Beds:       | 1                                  | Baths:     | 1                 |
| Garage:     | Titled, Underground                |            |                   |
| Lot Size:   | -                                  |            |                   |
| Lot Feat:   | -                                  |            |                   |
| Heating:    | Baseboard                          | Water:     | -                 |
| Floors:     | Carpet, Ceramic Tile               | Sewer:     | -                 |
| Roof:       | -                                  | Condo Fee: | \$ 503            |
| Basement:   | -                                  | LLD:       | -                 |
| Exterior:   | Stone, Wood Frame                  | Zoning:    | M-H1              |
| Foundation: | Poured Concrete                    | Utilities: | -                 |
| Features:   | Ceiling Fan(s), Walk-In Closet(s)  |            |                   |
| Inclusions: | N/A                                |            |                   |

Step into this bright, spacious, and cozy condo, ideally located just steps from Mount Royal University and minutes from downtown. With an open-concept layout, this home offers both comfort and convenience, making it perfect for a starter home or investment opportunity. The living room is filled with natural light from large windows and features a corner gas fireplace, creating a warm and inviting atmosphere. The good-sized dining area flows seamlessly into the kitchen, which offers plenty of counter space and a functional layout. The large bedroom includes a walk-in closet and direct access to the 4-piece bathroom. A versatile den provides the perfect space for a home office or reading nook. Enjoy the private balcony, which overlooks green space and features a gas BBQ hookup, ideal for relaxing outdoors. Additional conveniences include in-suite laundry, a storage locker in the lower parkade, and easy access to shopping and restaurants. With a prime location and thoughtful design, this condo is a fantastic place to call home. Book your showing today!