

134, 30 Richard Court SW
Calgary, Alberta

MLS # A2236239



\$345,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 703

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Window Coverings

BEAUTIFULLY UPDATED 2 BED | 2 BATH | 976 Sqft | 2 TITLED UNDERGROUND PARKING STALLS | GROUND FLOOR CORNER UNIT | ASSIGNED STORAGE LOCKER. Step into elevated urban living with this updated ground-floor corner residence in the sought-after Laurel House at the Park. Offering 976 sq ft of sophisticated interior space, this 2-bedroom, 2-bathroom home blends modern finishes with thoughtful design. Bathed in natural light, the open-concept layout features new designer lighting, fresh contemporary paint, and elegant touches throughout. The inviting living room centers around a gas fireplace, while the adjacent dining area flows seamlessly into a stylishly updated kitchen, complete with stainless steel appliances, abundant storage, a pantry, and expansive counter space. The primary bedroom includes a large closet and a 4-piece ensuite, while the second bedroom and full bath are perfect for guests. Enjoy the convenience of in-suite laundry and storage, a large patio, and access to great building amenities: car wash bay, fitness room, party room, secure bike storage, and a private courtyard. Unbeatable location near Mount Royal University, schools, shopping, public transit, and quick access to Glenmore & Crowchild Trails. Move-in ready and packed with value!