

**140, 30 Richard Court SW
Calgary, Alberta**

MLS # A2252935



\$264,800

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Few Trees		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 459
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Elevator, Quartz Counters		

Inclusions: None

OPEN HOUSE OCT. 25 3:00-4:30pm and OCT. 26 1:30-3:00pm. Take advantage of this unique opportunity to buy a fully renovated condominium unit in the well-run Laurel House complex. Located on the desirable courtyard side of the building, your patio overlooks a secured greenspace, providing a tranquil area to relax and featuring an elaborate gazebo. This home has been completely upgraded with modern fixtures and fittings. The open-plan layout lends itself to entertaining in front of the fireplace or cooking in the new kitchen, which boasts bright white cabinets with quartz countertops, stainless steel appliances, a custom sink setup, and pendant lighting. The bathroom has been refinished with custom fixtures, a new tub and tile surround, and an upgraded vanity with quartz countertops. The spacious bedroom offers flexibility in furniture layout, and a hallway of closets provides convenient access to the bathroom. A study nook has been set up with drawers, cabinets, and a quartz surface. The flooring features tile in the kitchen and foyer, with vinyl plank flooring throughout the rest of the living space. This unit is conveniently located near the social room and gym, which offers a wide assortment of equipment. Laurel House is just a short walk to Mount Royal University and steps away from popular dining establishments. The complex's central location provides easy access to the rest of the city. Organize a showing with your favorite realtor or join us at our two open houses.