

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

Floors: Carpet, Ceramic Tile

Roof: -

Basement: -

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 503

LLD: -

Zoning: M-H1

Utilities: -

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!