

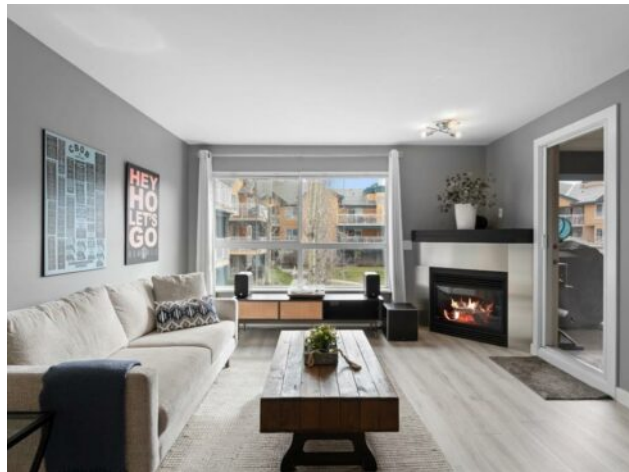


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

221, 30 Richard Court SW
Calgary, Alberta

MLS # A2216439



\$398,888

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 674

LLD: -

Zoning: M-C1

Utilities: -

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: SS Refriderator, SS Electric Stove, SS Dishwasher, SS Microwave Hood Fan, Washer/Dryer Stacked, portable air conditioner, Ceiling mount light fixtures, ceiling fan(s) Living Room, Primary Bedroom, picture shelves x 2, All window treatments. 2 fobs for underground parking, 2 key tags for interior building doors, 2 keys for courtyard gate. 4 keys for unit door.

Welcome to #221 – 30 Richard Court SW, a beautifully remodeled 2-bedroom, 2-bathroom condo that perfectly blends modern upgrades with functional design. Step into the fully renovated kitchen (2021) featuring custom cabinetry, upgraded hardware, sleek quartz countertops, a French-door fridge, and a convection stove with Bluetooth capabilities. No detail has been overlooked, including the custom pantry/laundry room door that seamlessly integrates into the kitchen's contemporary aesthetic. A touch-activated faucet, separate water filter tap, and modern stainless steel sink make meal prep and cleanup a breeze! Luxury vinyl plank flooring flows throughout the main living areas and bathrooms. Both bathrooms have been completely updated with new vanities, quartz countertops, and designer lighting. The main bathroom showcases a fully tiled, expanded shower with integrated shelving, while the primary bathroom offers built-in shelving and a stylish glass shower door. The spacious primary bedroom includes a custom walk-in California Closet, and the second bedroom features a stunning California Closets built-in workspace with desk, bookcases, and media space—ideal for working from home. Additional features include; Matching solid-core doors on rooms facing the living space, Upgraded baseboards, casings, and flat ceilings, Fresh modern paint throughout, High-end Robinson lighting fixtures and ceiling fans, Custom blinds that offer summer cooling and winter insulation. Generously sized balcony overlooking a lush, landscaped courtyard with mature trees—perfect for morning coffee or a relaxing evening This unit includes secure underground parking, plus access to a gym, party room, and bike storage. The building has recently seen significant updates, including fresh interior paint, a new roof, enhanced security

cameras, and keyless fob access to the underground parking. Located just steps from Mount Royal University and a short commute to downtown, this MOVE-IN READY apartment offers style, convenience, and comfort in one of Calgary's most desirable areas. This exceptional home won't last long—book your private viewing today!