



GRASSROOTS
REALTY GROUP

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446, 35 Richard Court SW
Calgary, Alberta

MLS # A2216784



\$375,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Composite Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 651
LLD:	-
Zoning:	M-H1 d321
Utilities:	-

Inclusions: none

TOP FLOOR UNIT! This beautifully maintained 2-bedroom, 2-bath + Den condo offers a bright, open-concept layout . Enjoy the spacious kitchen with L shape countertop with eating bar.The spacious living area flows effortlessly to a private balcony—ideal for your morning coffee or barbecue this summer. The living room boast a gas fireplace. The primary bedroom features a walk-in closet and a luxurious 4 pcs ensuite bathroom. Additional highlights include in-unit laundry, den and new laminate flooring. Located in a secure building with top-notch amenities including a fitness center, guest suites for company, party/media room, underground visitor parking and bike storage. Just steps from shopping, dining, transit, and Mount Royal University! Perfect for professionals, students, or anyone seeking and accessible and a vibrant neighborhood.