



GRASSROOTS
REALTY GROUP

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202, 35 Richard Court SW
Calgary, Alberta

MLS # A2234817



\$230,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	450 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Plug-In, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s)

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 354

LLD: -

Zoning: M-H1 d321

Utilities: -

Inclusions: None

Modern 1-bedroom condo in Lincoln Park - ideal for first-time buyers, investors, students, or downsizers. Located in the desirable Richards Court, this bright and well-maintained unit offers a stylish open-concept layout with a spacious living area featuring a cozy gas fireplace. The contemporary kitchen includes stainless steel appliances and ample cabinetry, making it great for daily living and entertaining. The generously sized bedroom and well-appointed bathroom provide comfort and practicality. Step outside onto your private balcony - a perfect spot to enjoy morning coffee, relax in the fresh air, or set up a small patio garden. In-suite laundry and all major appliances are included for added convenience. Residents enjoy top-tier amenities such as a fitness center, party room, guest suites, a beautifully landscaped courtyard with a gazebo, bike storage, and secure underground heated parking. This unit comes with a titled underground parking stall. Just steps from Mount Royal University, public transit, parks, shopping, and dining, this condo offers the perfect blend of urban living and community charm. Book your showing today!