



GRASSROOTS
REALTY GROUP

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206, 35 Richard Court SW
Calgary, Alberta

MLS # A2237544



\$269,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas
Floors:	Ceramic Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 423
LLD:	-
Zoning:	M-H1 d321
Utilities:	-

Inclusions: tv wall mount

This condo is the best location in the building where pets are welcomed and loved by all. Close to elevator, Parking and the best part is it overlooks the park. This home has been freshly painted and well loved. The kitchen boasts lots of cupboards and counter space as well as nice appliances and a good size eating area. The living room features a natural gas fire place, large bright window and a door to you massive deck with views of the park that is private and peaceful. The primary is roomy with nice closet organizers, laundry right there and access to the bathroom as your own ensuite. This home is complete with newer mini-split half ton air conditioning unit, storage locker, and titled underground parking stall. Located close to the University and shopping as well. This home is move in ready and a must see!!