



**241, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2246206**

**\$259,900**



<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	664 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, On Street, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** None

Discover the perfect blend of comfort, privacy, and convenience in this thoughtfully updated 1-bedroom + den, 1-4pc bathroom condominium, ideally situated just minutes from Mount Royal University. Designed with both functionality and style in mind, this spacious unit offers an open-concept layout that maximizes natural light and flow, creating an inviting atmosphere for students, professionals, or anyone seeking a peaceful urban environment. The expansive living area seamlessly connects to a contemporary kitchen equipped with a large island with ample storage—ideal for entertaining or quiet evenings at home. A generous primary bedroom provides a serene retreat, while the versatile den offers flexible space for a home office, guest room, or study nook. Notably private and exceptionally quiet, this unit is tucked away from the bustle, offering a sense of seclusion rarely found in condo living. Recent updates elevate the home’s aesthetic and functionality, ensuring move-in readiness and long-term value. One of the unit’s standout features is the spacious private west-facing patio—a rare and coveted outdoor retreat ideal for enjoying afternoon sun, evening sunsets, or hosting in comfort and privacy. The residents & guests can benefit from secure underground parking, ensuring peace of mind in addition to ample street parking. For those who prefer eco-friendly commuting, the building includes a dedicated bike rack for cyclists. Within the building, residents have access to the games room which provides a vibrant space for entertainment or there is access to the outdoor courtyard which serves as a tranquil communal space—ideal for relaxation or social gatherings. Meanwhile, the fully equipped fitness center supports a healthy and active lifestyle, eliminating the need for off-site gym memberships. As an added feature, an

assigned storage locker is also provided with this unit. Located in a well-maintained building within walking distance to shopping, dining, transit, and the vibrant campus of Mount Royal University, this property embodies convenience without compromise. Whether you're a first-time buyer, downsizer, or investor, this condo delivers on every level. Request your showing today!