



**GRASSROOTS**  
REALTY GROUP

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

**450, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2247222**



**\$265,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan		

**Inclusions:** N/A

Step into this sunny SOUTHWEST facing, TOP FLOOR, one-bedroom plus den condo, where modern comfort meets everyday convenience. This condo has been virtually refreshed to help you envision its full potential. The open-concept layout flows seamlessly from the kitchen into the living area, creating an ideal space for both relaxing and entertaining. The kitchen features warm wood cabinetry, a sleek breakfast bar with seating, double sink, and pendant lighting that adds a contemporary touch. The adjoining living room is bathed in natural light from the large window and glass door and includes a cozy gas fireplace for those cooler evenings. The spacious bedroom offers privacy with French-style doors and a direct view toward the balcony. A full bathroom with modern fixtures sits conveniently between the bedroom and hallway, flanked by generous closet space for all your storage needs. Work from home or create your own hobby space in the versatile den and enjoy the ease of in-suite laundry with a high-efficiency washer and dryer. Step outside to your covered balcony to enjoy your morning coffee or evening unwind while taking in treetop and rooftop views. Ideally situated just a short walk from Mount Royal University, this location offers convenient access to nearby shopping and essential amenities. Commuting is a breeze with Glenmore, Crowchild, and Stoney Trail only minutes away, providing quick connections throughout Calgary and an easy drive to the mountains. A fantastic opportunity for both homeowners and savvy investors.