



**GRASSROOTS**  
REALTY GROUP

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437, 35 Richard Court SW  
Calgary, Alberta

MLS # A2249639



**\$290,000**

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

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All Furniture Negotiable

Fantastic opportunity to live steps away from Mount Royal University! Welcome to this spacious, 1 bedroom, 1 bathroom condo located on the top floor with a large, covered balcony that overlooks the courtyard. As soon as you step through the front door you're hit with tons of natural light that flows beautifully through the open concept kitchen and into the living area which has a natural gas fireplace, perfect for those cold winter nights. Beside the front door is a good sized den that is great for studying or working from home. Across from the den is a gorgeous 4 piece bathroom with a sliding door that leads you to the walk-in closet and then into the bedroom. An underground, Titled parking stall is conveniently located close to elevator and storage locker. The complex has a furnished guest suite, a well equipped gym, bike storage and a large party room. This 1 bedroom, 1 bathroom plus den condo would be ideal for students attending Mount Royal or for an investor looking to build equity in a desirable community.