



GRASSROOTS
REALTY GROUP

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438, 35 Richard Court SW
Calgary, Alberta

MLS # A2273923



\$285,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	665 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: -

Basement: -

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 514

LLD: -

Zoning: M-H1 d321

Utilities: -

Inclusions: N/A

Tranquil top floor unit facing mature trees will help all your dreams come true in this 1-bedroom residence, ideally positioned in the heart of Lincoln Park, just steps from Mount Royal University & amenities. Whether you're a discerning student, faculty member, or strategic investor, this sanctuary offers an unmatched lifestyle & opportunity. Thoughtfully updated, the home features a super functional kitchen with new fridge, stove, washer & dryer. Culinary enthusiasts will appreciate the gourmet kitchen, boasting cabinetry to the ceiling, and an impressive 8-foot quartz breakfast bar. Step outside onto the private 10' x 8' covered patio, an idyllic setting for your morning coffee or evening grilling with convenient gas BBQ hookup. Open-concept layout is both functional and inviting, enhanced by a dedicated den/office that truly has enough space to use for function. A charming corner gas fireplace anchors the living space, complemented by luxury vinyl plank flooring for a contemporary finish. The bedroom is a serene retreat, complete with plush carpeting, a ceiling fan, a generous double walk-in closet, and access to the beautifully updated 4-piece cheater ensuite with new tower shelf, curved shower rod, and a quartz vanity with elevated fixtures. Titled underground parking stall accompanies the unit—an invaluable feature in this sought-after building. You can also offer your guests underground visitor parking for their convenience. Residents of this impeccably maintained, pet-friendly building enjoy premium amenities, including a fully equipped fitness centre, a party room, and two guest suites for company so they can visit in comfort. Additional perks include secure storage locker, multiple bike storage rooms, and TELUS PureFibre connectivity for seamless, high-speed internet throughout. More than just a home, this exceptional property offers a refined, turnkey

lifestyle in one of Calgary’s most desirable southwest communities.