



GRASSROOTS
REALTY GROUP

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

**118, 35 Richard Court SW
Calgary, Alberta**

MLS # A2284479



\$275,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 721 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 537 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-H1 d321 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: N/A

OPEN HOUSE Saturday Feb 7th 2pm to 4pm #118 35 Richard Court SW Bright, beautiful and spacious 720 sq ft One Bedroom plus Den that backs on to a secure inner courtyard garden with mature trees and landscape and a quaint gazebo. Fantastic location, right next to Mount Royal University! Foyer entry open to the den /office flex space. Large kitchen with mocha cabinetry. Spacious open floor plan with the dining area being open to the living area and kitchen. The living room features a gas fireplace and patio doors out to your stone patio on the courtyard garden, giving you added indoor / outdoor living space. Big bedroom (fits king size bed) has a walk-in closet and door access to the bathroom (cheater ensuite). Large windows bring in lots of natural light. Modern color pallet with laminate and tile floors throughout. In-Suite Laundry. Titled underground secure parking #76. Separate Storage Locker #1-18. All this in the fantastic building, the Morgan located right next to MRU! Giving you incredible amenities, large fitness centre, media / social room, guest suite for your overnight guests, courtyard gardens with gazebo and bbq, car wash, secure visitor parking, on-site manager and more. Pet-friendly building (with board approval) Walk to restaurants, grocery stores and all you need. Enjoy North Glenmore Park and the gorgeous path system walkways along the river. Fantastic home to call your own or as an investment property. View the 3D Tour (purple house symbol). Welcome home!