



426, 35 Richard Court SW  
Calgary, Alberta

MLS # A2292506



**\$260,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters		

**Inclusions:** N/A

Welcome to this stylish open-concept condo featuring a bright living room with a cozy gas fireplace and access to a private balcony. The dining area flows seamlessly into the kitchen, complete with stainless steel appliances and a functional layout ideal for both everyday living and entertaining. The spacious bedroom offers a convenient walk-through closet leading to a full 4-piece bathroom. Located close to the elevator for easy access, this suite also includes one titled parking stall and a dedicated storage unit. The secure building features a fitness centre and is ideally located just minutes from Mount Royal University, shopping, restaurants, and transit. A fantastic opportunity for students, first-time buyers, or investors looking for a well-located property in a convenient southwest Calgary location.