



**215, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2304746**



**\$280,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Quartz Counters, Recreation Facilities		

**Inclusions:** all window coverings

PET-FRIENDLY and perfectly located! Step into this serene TWO-bedroom condo in the convenient and highly walkable Lincoln Park community. As an end unit, it's bright and airy, with thoughtful updates throughout. The kitchen features quartz countertops and updated stainless steel appliances, making it a lovely space to cook and gather. Enhanced by the gas fireplace adding to the comfort of the living Room. The large balcony has a gas hookup and still space for enjoying relaxing in the fresh air. The spacious primary bedroom comfortably fits a king-size bed and includes a walk-in closet for great storage. The primary bedroom also has a door to the shared washroom. In suite Laundry and a second bedroom complete this beautiful unit. You'll also enjoy the convenience of an assigned storage locker (23) and an underground TITLED parking stall. (69) The building offers fantastic amenities, including a party room, gym and secure bike storage. All of this is just a short walk to MRU — ideal for students, staff, or anyone who loves being close to campus and shopping.