



**28 Richelieu Court SW
Calgary, Alberta**

MLS # A2171342



\$449,900

Division:	Lincoln Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	1992 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 595
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Storage		

Inclusions: storage units in garage

Walkout 40+ Villa bungalow with a double garage in the inner city for \$459,900, unheard of!! This home is in original, very well cared for condition. Easy update away from being a fabulous property. When you first enter the home you will love how open and bright it is. The living room/dining room area with a gas fireplace could also be utilized as a great room concept. There is a pass through in the wall to allow great sight lines from the kitchen. The kitchen offers tons of counter top working area and is well laid out for two working in the kitchen. The primary bedroom has sunny west exposure, two closets with organizers and a 3pc ensuite bathroom. The second bedroom is an ideal size for a guest room, craft room or second tv area. There is a 4pc bath on the main bedside the second bedroom and a main floor laundry. The walkout basement has a huge guest bedroom with closet organizer and a 2pc bathroom. Attached oversized double garage that is insulated and drywalled with 2 storage cabinets that are included. Lots of guest parking in the complex, easy walk to shopping, restaurants and the MRU rec complex.