



**112, 35 Richard Court SW
Calgary, Alberta**

MLS # A2194009



\$324,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	804 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: none

Fantastic location! This spacious main-floor condo is just minutes from Richmond Road, Richmond Shopping Center, and major routes including Stoney Trail, Glenmore Trail, Sarcee Trail, and Bow Trail. Quick access to the C-Train station makes commuting a breeze. This 2-bedroom, 2-bathroom unit features an open-concept layout with a large foyer leading into the kitchen, dining, and living areas. The living room boasts a gas fireplace, while the kitchen offers stainless steel and black appliances, a newer dishwasher, and an L-shaped island with an eating bar. New vinyl plank flooring was installed throughout the unit in the last year. The master bedroom includes a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized with ample closet space, conveniently located next to another 3 piece bath. Patio doors lead to a huge, private patio—perfect for outdoor enjoyment. This unit comes with underground parking (stall #310) and extra storage (unit #6). The building offers top-tier amenities, including a fitness center, guest suite, bicycle storage, party room, recreation room, and elevators. A fantastic opportunity in a prime location—don’t miss out!