



443, 35 Richard Court SW
Calgary, Alberta

MLS # A2197584



\$289,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	669 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 477
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

Step into this bright, spacious, and cozy condo, ideally located just steps from Mount Royal University and minutes from downtown. With an open-concept layout, this home offers both comfort and convenience, making it perfect for a starter home or investment opportunity. The living room is filled with natural light from large windows and features a corner gas fireplace, creating a warm and inviting atmosphere. The good-sized dining area flows seamlessly into the kitchen, which offers plenty of counter space and a functional layout. The large bedroom includes a walk-in closet and direct access to the 4-piece bathroom. A versatile den provides the perfect space for a home office or reading nook. Enjoy the private balcony, which overlooks green space and features a gas BBQ hookup, ideal for relaxing outdoors. Additional conveniences include in-suite laundry, a storage locker in the lower parkade, and easy access to shopping and restaurants. With a prime location and thoughtful design, this condo is a fantastic place to call home. Book your showing today!