

# \$274,900 - 443, 35 Richard Court Sw, Calgary

MLS® #A2209832

**\$274,900**

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

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!

Built in 2003

## Essential Information



MLS® #	A2209832
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	669
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	443, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

### Amenities

Amenities	Elevator(s), Party Room, Fitness Center
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stone, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 11th, 2025

Days on Market            83

Zoning                        M-H1

### **Listing Details**

Listing Office               Century 21 Bravo Realty

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