

113, 35 Richard Court SW
Calgary, Alberta

MLS # A2162542



\$369,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	801 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Welcome to your new TWO BEDROOM MAIN FLOOR condo in the desirable community of Lincoln Park! This is a perfect home for a first-time buyer, investor, downsizer or student attending Mount Royal University. With 2 beds + den and 2 full baths, over 800 sq.ft, luxury vinyl plank flooring throughout (water proof, pet-proof & scratch resistant), makes for a great setup. Have a roommate to help pay the mortgage! Bedrooms ideally located on each side of the unit, with a spacious living room & kitchen in between. This larger layout offers an office/den space & a gas fireplace, plus in-suite laundry. The highlight of this home is the private WALK-OUT PATIO, which provides direct access to the outdoors: enjoy the afternoon sunshine. It's also equipped with a gas line, making it perfect for year-round OUTDOOR cooking. The Titled underground parking (#097) is secure & heated, and a STORAGE locker (#007) is located in storage room #1. Also offers visitor parking free from the cold & snow! This PET FRIENDLY complex has so much to offer: bicycle storage, well equipped exercise room, fully furnished guest suite, massive party room & owner's lounge! Walking distance or a quick bus ride to pubs, restaurants, coffee shops, gyms as well as the C-Train station & quick access to Stoney Trail, Glenmore Trail, Crowchild Trail & Sarcee. Easy access to all quadrants of the city. Call to book your private viewing today!