

406, 35 Richard Court SW  
Calgary, Alberta

MLS # A2215145



# \$269,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 548 sq.ft.                         | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Fireplace(s), Hot Water  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 423 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | M-H1   |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** Shoe Rack at Front Entry & Storage in Bathroom

This bright and airy top-floor condo shows 10/10 and is completely move-in ready! Featuring fresh white walls, updated lighting, and a refreshed kitchen and bathroom, this home offers a modern, low-maintenance lifestyle with pride of ownership throughout. The sleek kitchen showcases timeless white cabinetry with matte black hardware, granite countertops, a subway tile backsplash, premium Blanco Silgranit sink, and matching black appliances. The open-concept dining area comfortably seats four, with additional seating for three at the breakfast bar &mdash; perfect for entertaining or casual dining. The spacious living room easily accommodates a sofa and love seat and features a striking black-surround gas fireplace with ample room for a home office setup. The generous bedroom fits a queen-sized bed and includes dual closets with built-in organizers, along with convenient in-suite stacked laundry. A ceiling fan adds summer comfort, while the updated cheater-ensuite bathroom offers a deep soaker tub and ample storage. Durable ceramic tile and laminate hardwood flooring flow throughout the unit an offer easy upkeep. Step outside to your oversized 10' x 12' balcony &mdash; offering an additional 120 sq ft of private outdoor space. Enjoy northwest-facing views over Mount Royal University&rsquo;s green space, peekaboo views of downtown, a gas BBQ hookup, and mostly-covered-balcony for use during much of the year. Additional highlights include one titled, heated underground parking stall (near the elevator), a separate storage locker, secure bike rooms, and an expanded fitness centre, updated amenities room, and guest suite. There is ample visitor parking for guests. Unbeatable location near Mount Royal University, major shopping, dining, transit, and the new SW Ring Road &mdash; everything you need is close at hand. Perfect for first-time buyers

seeking a stylish, affordable home in a well-managed building. Call today for more information or to book a private showing!