

446, 35 Richard Court SW  
Calgary, Alberta

MLS # A2216784



# \$375,000

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Laminate Counters, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 651

**LLD:** -

**Zoning:** M-H1 d321

**Utilities:** -

**Inclusions:** none

TOP FLOOR UNIT! This beautifully maintained 2-bedroom, 2-bath + Den condo offers a bright, open-concept layout . Enjoy the spacious kitchen with L shape countertop with eating bar.The spacious living area flows effortlessly to a private balcony&mdash;ideal for your morning coffee or barbecue this summer. The living room boast a gas fireplace. The primary bedroom features a walk-in closet and a luxurious 4 pcs ensuite bathroom. Additional highlights include in-unit laundry, den and new laminate flooring. Located in a secure building with top-notch amenities including a fitness center, guest suites for company, party/media room, underground visitor parking and bike storage. Just steps from shopping, dining, transit, and Mount Royal University! Perfect for professionals, students, or anyone seeking and accessible and a vibrant neighborhood.