

# \$269,900 - 406, 35 Richard Court Sw, Calgary

MLS® #A2215145

**\$269,900**

1 Bedroom, 1.00 Bathroom, 548 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

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 – 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 and offer easy upkeep. Step outside to your oversized 10' x 12' balcony – offering an additional 120 sq ft of private outdoor space. Enjoy northwest-facing views over Mount Royal University'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 â€” 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!

Built in 2003

### **Essential Information**

MLS® #	A2215145
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	548
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	406, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking
Parking Spaces	1

Parking	Parkade, Titled, Underground
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## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony, Storage
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	April 29th, 2025
Days on Market	3
Zoning	M-H1

## Listing Details

Listing Office	RE/MAX First
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