

**134, 30 Richard Court SW**  
**Calgary, Alberta**

**MLS # A2236239**



**\$365,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	976 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 703
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Coverings

BEAUTIFULLY UPDATED 2 BED | 2 BATH | 976 Sqft | 2 TITLED UNDERGROUND PARKING STALLS | GROUND FLOOR CORNER UNIT | ASSIGNED STORAGE LOCKER. Step into elevated urban living with this updated ground-floor corner residence in the sought-after Laurel House at the Park. Offering 976 sq ft of sophisticated interior space, this 2-bedroom, 2-bathroom home blends modern finishes with thoughtful design. Bathed in natural light, the open-concept layout features new designer lighting, fresh contemporary paint, and elegant touches throughout. The inviting living room centers around a gas fireplace, while the adjacent dining area flows seamlessly into a stylishly updated kitchen, complete with stainless steel appliances, abundant storage, a pantry, and expansive counter space. The primary bedroom includes a large closet and a 4-piece ensuite, while the second bedroom and full bath are perfect for guests. Enjoy the convenience of in-suite laundry and storage, a large patio, and access to great building amenities: car wash bay, fitness room, party room, secure bike storage, and a private courtyard. Unbeatable location near Mount Royal University, schools, shopping, public transit, and quick access to Glenmore & Crowchild Trails. Move-in ready and packed with value!