

233, 30 Richard Court SW
Calgary, Alberta

MLS # A2287655



\$315,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,010 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan, Storage		

Inclusions: None

Super private, bright spacious 2 bedroom home with 2 full baths. Corner unit with south and west facing windows that face beautiful trees for privacy, yet still allowing ample natural light throughout. Ceramic tile Foyer to great hospitable entry into unit, opening up to living space. Spacious kitchen, dark grey counters and eating bar, newer stainless steel appliances, corner pantry, abundant storage, *floating laminate flooring throughout, so much better for your legs & back (except bathrooms). Large entertainment size Living Room with cozy gas fireplace & mantel. The adjacent open concept dining room has view of fireplace and flows seamlessly to the kitchen area. Primary Bedroom has updated 4 pc Ensuite, lots of storage. Down the hall yet another 4 pc bathroom & just across from 2nd bedroom, guest suite or combined with office. Laundry area within, large balcony and one indoor titled parking space. Laurel House is a fantastic complex close to Mount Royal University, easy access to Marda Loop, Currie Barracks, Chinook Mall, Downtown, the Mountains & quick access to Crowchild and Glenmore Trails. Enjoy the facilities; gym, and party/social room where you can step outside to manicured courtyard with gazebo. Please note: The building has recently had significant updates including, fresh interior paint, new roof, enhanced security camera and keyless fob access to underground parking, car wash bay and secure bike storage. Great opportunity for first time home buyer, student to mount royal university, investing, or downsizing……Unit recently replaced appliances, lights and repainted throughout.