

426, 35 Richard Court SW
Calgary, Alberta

MLS # A2292506



\$242,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	541 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions: N/A

Welcome to this stylish open-concept condo featuring a bright living room with a cozy gas fireplace and access to a private balcony. The dining area flows seamlessly into the kitchen, complete with stainless steel appliances and a functional layout ideal for both everyday living and entertaining. The spacious bedroom offers a convenient walk-through closet leading to a full 4-piece bathroom. Located close to the elevator for easy access, this suite also includes one titled parking stall and a dedicated storage unit. The secure building features a fitness centre and is ideally located just minutes from Mount Royal University, shopping, restaurants, and transit. A fantastic opportunity for students, first-time buyers, or investors looking for a well-located property in a convenient southwest Calgary location.