

439, 35 Richard Court SW
Calgary, Alberta

MLS # A2306696



\$319,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, High Ceilings, Laminate Counters		

Inclusions: N/A

Welcome to Lincoln Park—this bright and spacious top-floor corner unit offers an ideal blend of comfort, functionality, and inner-city convenience. Featuring an open-concept layout, this home is filled with natural light from oversized windows and offers excellent flow for everyday living and entertaining. The well-appointed kitchen provides ample storage and seamlessly connects to the main living and dining areas. This unit includes two generously sized bedrooms and two full bathrooms, thoughtfully positioned on opposite sides for added privacy—perfect for roommates, guests, or families. Plus, a den/office with a window that can easily be used as a third bedroom, offering exceptional flexibility for your lifestyle. Step outside to your oversized private deck overlooking the courtyard with a bbq gas line—an ideal space to relax and unwind. Additional features include in-suite laundry and access to building amenities such as a fitness room and party room. Unbeatable location within walking distance to Mount Royal University, with quick access to Marda Loop, downtown, and major routes including Glenmore Trail, Crowchild Trail, and Sarcee Trail. An excellent opportunity for first-time buyers, investors, or those seeking low-maintenance inner-city living. Book your showing today!