587-899-3773
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38 Richelieu Court SW
Calgary, Alberta

MLS # A2351263

$479,500

Division:	Lincoln Park		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,143 sq.ft.	**Age:**	1992 (34 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	$ 625
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage		

Inclusions: none

Beautifully Simplify your Life. Everything you Need on one level, Dream Kitchen, Huge Living/Dining Room, 2 Large Bedrooms 4 Piece Bathroom/3 Piece En-Suite and Laundry. Everything has been tastefully updated with Quality. Hardwood flooring, Pot Lights/Chandelier and a Gas Fireplace in the Living/Dining area rounded out with a full length bright Bay Window. Main Floor Laundry. The 4 Piece Bathroom And 3 Piece En-Suite both includes Updated Lighting, Sink, Granite Counters, Multi Drawer Vanities, Large Medicine Cabinets and Flooring. The Exceptional Open and Functional Chef's Kitchen has it all: Custom Granite Countertops - Stainless Appliances - Pot Drawers - Spice Drawer - Sheet Pan Drawer - Corner Lazy Susan - Under Cupboard Lighting - Sink Front Flip Down Drawers - AND the Exceptional Opposing Pantries, Each with 5 Pull Out Drawers, A Pull Out Lower Bin and Shelves Above to make sure you'll never run out of Storage Space. The Lower Level Gives you a Walk Out Entrance, a Double Garage with a Double Parking Pad, a Two Piece Bathroom and a Newly Finished Flex Room for a Workout Room, a Man/Woman-Cave, a Crafts/Hobby Room, a Third Bedroom etc. etc. etc. This is an Established, Quiet, Well Run 40+ Community that allows children 15 years +. It is Walking Distance to Mount Royal University, Shopping, Parks, Paths, a Community Centre, Outdoor Rink, Transit. Quickly access Downtown, Major Shopping Centres, Westbrook LRT Station, Casino or The Rockies. Poly B has been replaced. Your new life awaits, call your favorite Realtor

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