# \$269,900 - 456, 35 Richard Court Sw, Calgary

MLS® #A2229554

## \$269,900

1 Bedroom, 1.00 Bathroom, 598 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Bright, efficient and move-in ready, this east-facing top-floor unit offers the perfect blend of comfort and conveience just steps away from Mount Royal University. Ideal for students, professionals, or investors, the location is unbeatable with transit stops right outside, and easy access to Crowchild Trail, Glenmore Trail and Sarcee Trail for a quick commute anywhere in the city. Inside, you'II love the open-concept layout with seamless laminate flooring, a spacious living room anchored by a corner gas fireplace, and a large private balcony complete with a natural gas hookupâ€"perfect for morning coffee or evening BBQs. The kitchen offers plenty of counter space, espresso flat-panel cabinetry, a black appliance package, and a peninsula layout that flows effortlessly into the dining and living areas. The primary bedroom is spacious and bright with two large closets and easy access to a well-appointed 4-piece bathroom. Plus, enjoy the convenience of in-suite laundry, secure heated underground titled parking, and a private storage locker. This well-managed complex offers great amenities, including a fitness centre, games room, social lounge, bike storage, car wash bay, and even a rentable guest suite for overnight visitors. You're also minutes away from Westhills Shopping Centre, Currie Barracks, Glenmore Park, North Glenmore Park, and local favourites like Spot On Kitchen & Bar, Weaselhead Natural Area, and Richmond Green Golf Course. Whether you're looking for







a cozy home or a turnkey investment, this unit delivers on location, lifestyle, and value!

#### Built in 2003

### **Essential Information**

MLS® # A2229554 Price \$269,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 598
Acres 0.00
Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 456, 35 Richard Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7N9

#### **Amenities**

Amenities Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party

Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor

Parking

Parking Spaces 1

Parking Heated Garage, Secured, Stall, Titled, Underground

#### Interior

Interior Features Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Baseboard, Hot Water, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle

4

# of Stories

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Storage

Roof Asphalt, Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 13th, 2025

Days on Market 49

Zoning M-H1 d321

# **Listing Details**

Listing Office KIC Realty

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