

# \$259,900 - 241, 35 Richard Court Sw, Calgary

MLS® #A2246206

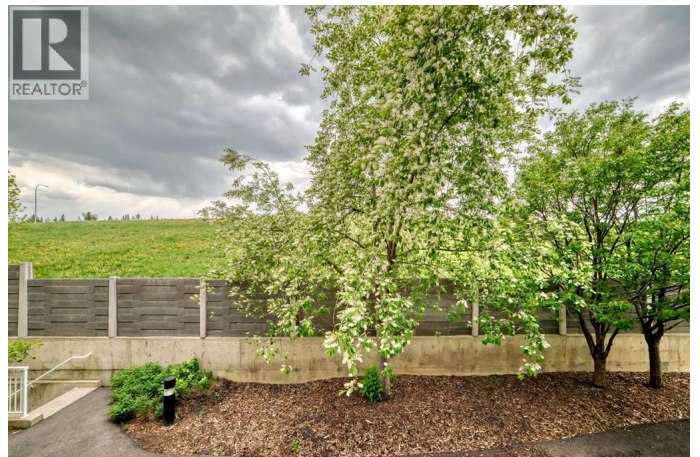
**\$259,900**

1 Bedroom, 1.00 Bathroom, 664 sqft

Single Family on 0.00 Acres

Lincoln Park, Calgary, Alberta

Discover the perfect blend of comfort, privacy, and convenience in this thoughtfully updated 1-bedroom + den, 1-4pc bathroom condominium, ideally situated just minutes from Mount Royal University. Designed with both functionality and style in mind, this spacious unit offers an open-concept layout that maximizes natural light and flow, creating an inviting atmosphere for students, professionals, or anyone seeking a peaceful urban environment. The expansive living area seamlessly connects to a contemporary kitchen equipped with a large island with ample storage—ideal for entertaining or quiet evenings at home. A generous primary bedroom provides a serene retreat, while the versatile den offers flexible space for a home office, guest room, or study nook. Notably private and exceptionally quiet, this unit is tucked away from the bustle, offering a sense of seclusion rarely found in condo living. Recent updates elevate the home's aesthetic and functionality, ensuring move-in readiness and long-term value. One of the unit's standout features is the spacious private west-facing patio—a rare and coveted outdoor retreat ideal for enjoying afternoon sun, evening sunsets, or hosting in comfort and privacy. The residents & guests can benefit from secure underground parking, ensuring peace of mind in addition to ample street parking. For those who prefer eco-friendly commuting, the building includes a dedicated bike rack for cyclists. Within the



building, residents have access to the games room which provides a vibrant space for entertainment or there is access to the outdoor courtyard which serves as a tranquil communal space—ideal for relaxation or social gatherings. Meanwhile, the fully equipped fitness center supports a healthy and active lifestyle, eliminating the need for off-site gym memberships. As an added feature, an assigned storage locker is also provided with this unit. Located in a well-maintained building within walking distance to shopping, dining, transit, and the vibrant campus of Mount Royal University, this property embodies convenience without compromise. Whether you're a first-time buyer, downsizer, or investor, this condo delivers on every level. Request your showing today! (id:6289)

Built in 2003

### Essential Information

Listing #	A2246206
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Square Footage	664
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	241, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
Province	Alberta
Postal Code	T2E7N9

### Amenities

Amenities	Exercise Centre, Party Room
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Features	Other, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Street, Underground

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

## Listing Details

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