

\$265,000 - 450, 35 Richard Court Sw, Calgary

MLS® #A2247222

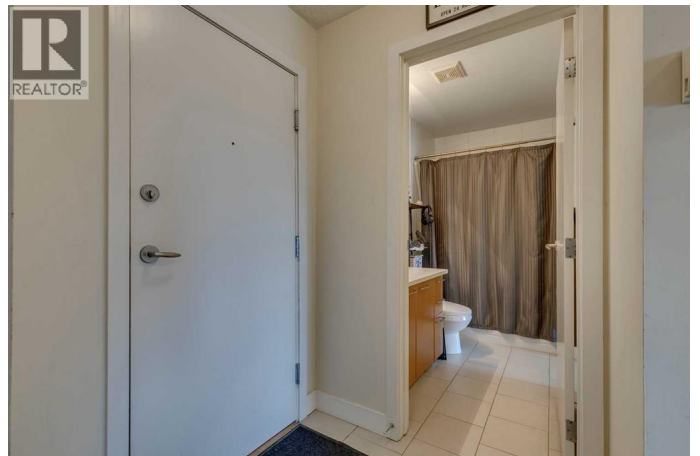
\$265,000

1 Bedroom, 1.00 Bathroom, 601 sqft

Single Family on 0.00 Acres

Lincoln Park, Calgary, Alberta

Step into this sunny SOUTHWEST facing, TOP FLOOR, one-bedroom plus den condo, where modern comfort meets everyday convenience. This condo has been virtually refreshed to help you envision its full potential. The open-concept layout flows seamlessly from the kitchen into the living area, creating an ideal space for both relaxing and entertaining. The kitchen features warm wood cabinetry, a sleek breakfast bar with seating, double sink, and pendant lighting that adds a contemporary touch. The adjoining living room is bathed in natural light from the large window and glass door and includes a cozy gas fireplace for those cooler evenings. The spacious bedroom offers privacy with French-style doors and a direct view toward the balcony. A full bathroom with modern fixtures sits conveniently between the bedroom and hallway, flanked by generous closet space for all your storage needs. Work from home or create your own hobby space in the versatile den and enjoy the ease of in-suite laundry with a high-efficiency washer and dryer. Step outside to your covered balcony to enjoy your morning coffee or evening unwind while taking in treetop and rooftop views. Ideally situated just a short walk from Mount Royal University, this location offers convenient access to nearby shopping and essential amenities. Commuting is a breeze with Glenmore, Crowchild, and Stoney Trail only minutes away, providing quick connections throughout Calgary and an easy drive to the mountains. A



fantastic opportunity for both homeowners and savvy investors. (id:6289)

Built in 2003

Essential Information

Listing #	A2247222
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Square Footage	601
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	450, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
Province	Alberta
Postal Code	T3E7N9

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Exercise Centre, Party Room
Features	No Animal Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Other, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stone, Stucco
Construction	Wood frame

Listing Details

Listing Office	Royal LePage Solutions
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Listing information last updated on October 13th, 2025 at 3:16am PDT