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

MLS® #A2247222

$265,000
1 Bedroom, 1.00 Bathroom, 601 sqft
Residential 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.

Built in 2003

Essential Information

MLS® #	A2247222
Price	$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	450, 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, Party Room, Visitor Parking, Gazebo
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	No Animal Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Hot Water
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 9th, 2025
Days on Market	65
Zoning	M-H1 d321

Listing Details

Listing Office	Royal LePage Solutions

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