



## 35 Richard Court Calgary Alberta

\$330,000

Welcome to your bright and spacious corner unit nestled in the heart of Calgary's Lincoln Park community. This 2-bedroom, 2-bathroom condo at #313 35 Richard Court SW offers not just a home, but a lifestyle immersed in convenience and comfort. As you step inside, revel in the recently replaced carpet that complements the naturally sunlit interiors. With a thoughtful open-plan layout, the living space is adorned with a gas fireplace, creating a cozy ambiance. The kitchen boasts a stylish tile backsplash and hosts the convenience of in-suite laundry, making daily chores a breeze. This unit's charm extends to its extra features - a den/office space ideal for work or relaxation, and a designated titled parking spot for effortless convenience. Storage needs are met with an assigned storage unit, ensuring ample space for belongings. The condo's perks extend beyond its walls. Enjoy a range of amenities including a renovated gym, a party room perfect for entertaining guests, and a guest suite for visitors. Your peace of mind is ensured with secure underground parking and a generous storage locker. Indulge in the serene views and privacy of this unit, positioned to offer decent vistas with no neighbors directly behind. The location caters to an active lifestyle, situated within walking distance of Mount Royal University and a nearby shopping plaza. Embrace the vibrant communities of Marda Loop and Currie Barracks just a short drive away, offering trendy dining, shopping, and entertainment options. For outdoor enthusiasts, explore the abundance of walking paths, parks, playgrounds, and dog parks in the vicinity, perfect for leisurely strolls or active recreation. Retreat to the primary suite boasting a full walk-in closet and a luxurious 4-piece ensuite bathroom, creating a private oasis within your home. Don't miss the chance to call this condo your own, where comfort, convenience...

Kitchen 9.75 Ft x 7.67 Ft

Dining room 8.92 Ft x 8.92 Ft

Living room 12.92 Ft x 11.92 Ft

Den 5.75 Ft x 5.17 Ft

Primary Bedroom 11.92 Ft x 10.92 Ft

Bedroom 9.17 Ft x 9.08 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Laundry room 2.92 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER



See

**Mirror**

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