



35 Richard Court Calgary Alberta

\$299,900

Welcome to the beautifully appointed one-bedroom plus den/study room condo unit with TWO UNDERGROUND HEATED PARKING UNITS in the well-established community of Lincoln Park! This fully upgraded & well-maintained unit is perched on the 3rd floor with a private covered balcony. This well managed condo complex features 24-hour security, fitness center, secured bike storage space, heated underground parking, storage unit and plenty of visitor parking stalls. Spacious living room with large windows and gas fireplace, bright kitchen with quartz countertops, stainless steel appliances, southwest facing master bedroom with large windows, a spacious den/study room which is perfect for the home office. A 4-piece washroom, ensuite laundry, and spacious covered balcony with gas line for BBQ. You'll love the side-by-side underground parking units (units 224 & 225), which is secure, heated, and not far from the elevator! There is a separate storage locker and a workout facility in the building. Excellent location, close to all amenities including public transit, University, Hospitals, shopping, restaurants, and easy access to major roadways make this a perfect location for an investment property or a first-time buyer. For more details, view additional pictures and virtual tour links. (id:6769)

Living room 12.08 Ft x 9.92 Ft
Kitchen 11.33 Ft x 8.92 Ft
Dining room 11.33 Ft x 7.83 Ft
Den 7.75 Ft x 6.58 Ft
Bedroom 10.33 Ft x 13.08 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft
Foyer 5.08 Ft x 8.92 Ft
Laundry room 3.08 Ft x 6.75 Ft
Other 9.50 Ft x 10.75 Ft

Listing Presented By:



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