



## 35 Richard Court Calgary Alberta

\$279,900

Fantastic location in Lincoln Park close to MRU. This lovely condo is tucked into the southeast corner of the building and has a nice sunny south exposure. This home has been well cared for and has updated bamboo hardwood flooring, and ceramic tile. The kitchen has clean modern look with mocha and stainless style cupboards and breakfast bar with additional storage. The kitchen opens onto to the dining area and spacious living room with gas fireplace. The covered deck has a gas barbecue hook-up and sunny views to the south. The Primary Bedroom has walk-thru closets leading to a stylish ensuite bath with soaker tub. This home also feature In-suite laundry, heated underground titled parking and separate storage. This building has a large lounge with billiards and darts ideal for parties and an exercise/weight room. Also included are 30 heated underground visitor parking stalls and guest suites that can be rented for visiting friends and family .Located a short walk to MRU, transit and approx. 10 minutes from downtown. Very close to city transit, parks and easy access to main roadways. \*\*\*This home has furniture that can be purchased to provide a partial furnished suite for easy rental\*\*\* Notes: Images are from the previous listing. (id:6769)

Living room 12.00 Ft x 11.00 Ft

Dining room 8.00 Ft x 8.00 Ft

Primary Bedroom 10.67 Ft x 9.50 Ft

Kitchen 8.00 Ft x 8.00 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
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