



12 Richelieu Court Calgary Alberta

\$494,000

Welcome to this charming 2 Storey townhome located in the highly sought-after Lincoln Park community. Perfect for families or Investors! Nestled in a quiet, well-managed complex, this townhome is located near parks, schools, and local amenities, with a short commute to downtown Calgary. Enjoy the nearby bike paths that lead to North Glenmore Park, Weaselhead Environmental Park, and the Sandy Beach area, which are perfect for outdoor enthusiasts. Plus, you're just a quick drive to Marda Loop, Westhills Towne Centre, and the Rockyview Hospital. This spacious functional layout features 1,779 sq. ft. of well-designed living space, and a fully finished WALKOUT basement, providing plenty of room for family living and entertaining. The main floor boasts beautiful luxury hardwood flooring, and the bright living room features a large west facing bay window and an elegant wood burning fireplace. The spacious kitchen is perfect for cooking and entertaining, with stainless steel appliances, abundant counter space, with access to a west facing overed seasonal deck area. The spacious master retreat bedroom includes a walk-in closet and a spa-inspired four-piece ensuite bathroom. The ensuite features a deep soaker tub, and a separate walk-in shower - a true retreat after a long day. The upper level also includes two additional bedrooms. The basement offers even more space for relaxation or entertaining, including a large family and games room with den + 3pc bath. Stay warm in winter with your own insulated, drywalled double car garage, plus extra driveway parking for two vehicles. Family & Pet-Friendly Community: This well-maintained, 40+ adult community with 15+ children and a pet-friendly policy offers peace of mind and a welcoming atmosphere for residents of all ages. The complex takes care of your outdoor maintenance, allowing you more time to enjoy the surrounding amenities ...

4pc Bathroom 11.00 Ft x 4.92 Ft
4pc Bathroom 12.50 Ft x 8.00 Ft
Primary Bedroom 19.33 Ft x 14.42 Ft
Bedroom 11.92 Ft x 13.67 Ft
Bedroom 11.92 Ft x 14.00 Ft
Other 4.50 Ft x 10.17 Ft

Family room 17.17 Ft x 11.92 Ft
Recreational, Games room 17.08 Ft x 15.83 Ft
Furnace 6.75 Ft x 6.83 Ft
Living room 14.08 Ft x 16.75 Ft
Dining room 10.08 Ft x 9.50 Ft
Kitchen 10.92 Ft x 10.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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3pc Bathroom 5.25 Ft x 7.92 Ft

2pc Bathroom 7.17 Ft x 5.25 Ft

Den 9.92 Ft x 9.92 Ft