



## 35 Richard Court Calgary Alberta

\$289,900

Step into this bright, spacious, and cozy condo, ideally located just steps from Mount Royal University and minutes from downtown. With an open-concept layout, this home offers both comfort and convenience, making it perfect for a starter home or investment opportunity. The living room is filled with natural light from large windows and features a corner gas fireplace, creating a warm and inviting atmosphere. The good-sized dining area flows seamlessly into the kitchen, which offers plenty of counter space and a functional layout. The large bedroom includes a walk-in closet and direct access to the 4-piece bathroom. A versatile den provides the perfect space for a home office or reading nook. Enjoy the private balcony, which overlooks green space and features a gas BBQ hookup, ideal for relaxing outdoors. Additional conveniences include in-suite laundry, a storage locker in the lower parkade, and easy access to shopping and restaurants. With a prime location and thoughtful design, this condo is a fantastic place to call home. Book your showing today! (id:6769)

Primary Bedroom 3.15 M x 4.01 M

4pc Bathroom 2.57 M x 1.52 M

Den 2.41 M x 1.98 M

Kitchen 3.53 M x 3.00 M

Living room 3.71 M x 5.16 M

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty



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