



## 35 Richard Court Calgary Alberta

\$375,000

TOP FLOOR UNIT! This beautifully maintained 2-bedroom, 2-bath + Den condo offers a bright, open-concept layout. Enjoy the spacious kitchen with L shape countertop with eating bar. The spacious living area flows effortlessly to a private balcony—ideal for your morning coffee or barbecue this summer. The living room boasts a gas fireplace. The primary bedroom features a walk-in closet and a luxurious 4 pcs ensuite bathroom. Additional highlights include in-unit laundry, den and new laminate flooring. Located in a secure building with top-notch amenities including a fitness center, guest suites for company, party/media room, underground visitor parking and bike storage. Just steps from shopping, dining, transit, and Mount Royal University! Perfect for professionals, students, or anyone seeking an accessible and a vibrant neighborhood. (id:6769)

Primary Bedroom 10.50 Ft x 12.33 Ft

Bedroom 10.33 Ft x 10.83 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Other 5.92 Ft x 7.67 Ft

Other 11.75 Ft x 10.00 Ft

Living room 11.58 Ft x 12.08 Ft

Dining room 12.00 Ft x 7.33 Ft

Other 8.00 Ft x 8.75 Ft

Laundry room 4.83 Ft x 3.25 Ft

Den 7.67 Ft x 7.50 Ft

Other 5.75 Ft x 6.67 Ft

Listing Presented By:



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eXp Realty



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