



39 Richelieu Court Calgary Alberta

\$509,900

Welcome to this beautiful Walkout -STYLE BUNGALOW TOWNHOME/VILLA nestled in the desirable 40+ Community of Lincoln Park. This Rare Gem offers 3 Bedrooms, 3 Bathrooms, and a double attached garage, combining comfort with convenience in a prime location. As you approach, your greeted by and inviting front patio, the perfect spot for your morning coffee. Step inside to the Spacious foyer, where the elegant oak railing stair case leads to The finished walk out basement . The main floor boasts a rare open concept layout, seamlessly connecting the kitchen, dinning, and living areas - ideal entertaining. Hardwood floors flow throughout, complementing the vaulted ceilings and large windows that bathe in the natural light. The well-appointed kitchen features ample cabinet space, stainless steel appliances, and a cozy breakfast nook. The grand living area is the heart of the home, offering a gas fireplace and large windows, creating the perfect ambiance for relaxation. The primary suite is a true retreat, featuring a walk-in closet and an upgraded 3-piece ensuite. A second bedroom on the main floor adds flexibility, whether for guests or a home office. This pride of ownership unit has \$29,000.00 of improved upgrades from plumbing to appliances and more. BOOK YOU VIEWING NOW!!!! Downstairs, the walkout basement impresses with a spacious third bedroom, a three-piece bathroom, and a generous additional storage--offering endless possibilities. Step outside to your private lower patio, an ideal space to unwind. Located right across from Mount Royal University, this home is just minutes from Westhills Shopping Centre, transit, restaurants, pubs, and more. With easy access to Glenmore, Sarcee, Stoney Trail, and Crowchild, this is a rare opportunity in an unbeatable location. Don't miss out--call now to book your private tour! (id:6769)

Furnace 7.08 Ft x 5.75 Ft

Bedroom 16.33 Ft x 12.58 Ft

3pc Bathroom 7.25 Ft x 5.33 Ft

Foyer 5.17 Ft x 8.33 Ft

Other 17.58 Ft x 22.75 Ft

Primary Bedroom 17.33 Ft x 12.75 Ft

3pc Bathroom 7.42 Ft x 7.33 Ft

Kitchen 9.67 Ft x 11.00 Ft

Living room/Dining room 13.25 Ft x 19.33 Ft

Bedroom 10.42 Ft x 13.25 Ft

4pc Bathroom 6.25 Ft x 9.00 Ft

Listing Presented By:



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