



30 Richard Court Calgary Alberta

\$380,000

This home is not to be missed! A 2 bed plus den, 2 bath south facing unit at almost 1200 sqft does not come around often. A former show suite, this condo exudes pride of ownership. Upon entering you will be impressed by the large windows and natural light and the spacious foyer and den which offer plenty of storage space. You will appreciate the spaciousness of the living room which features a showpiece fireplace and built in shelving which seamlessly flows into the large dining area which offers ample seating for 6. An entertainer's dream, the kitchen overlooks it all with built in breakfast bar, convenient layout and plenty of storage. The unit features two bedrooms at opposing sides of the condo, perfect for roommates and privacy from guests. The generous primary bedroom offers a walk-in-closet and ensuite featuring a soaker tub, while the second bathroom features a large shower and vanity. The unit is complete with in-suite laundry. A unique feature about this unit is the large patio with its own entrance from the street making bringing in groceries or taking the dog out a breeze. The building is conveniently situated minutes from Mount Royal University, restaurants and coffee shops, with quick access to the mountains. The building also features a charming courtyard, fitness center and party room. Whether you are rightsizing, a first time home buyer, or looking for an investment property near MRU, this condo will not disappoint! Book your showing now as this unit will not last! (id:6769)

Primary Bedroom 17.75 Ft x 10.42 Ft
 Kitchen 9.25 Ft x 12.92 Ft
 Living room 20.67 Ft x 17.17 Ft
 Bedroom 9.17 Ft x 16.58 Ft

Office 7.83 Ft x 10.42 Ft
 4pc Bathroom 4.92 Ft x 8.67 Ft
 3pc Bathroom 4.92 Ft x 8.25 Ft

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