



## 7 Richelieu Court Calgary Alberta

\$528,800

Incredible location! A one-minute walk and you are at the grounds of the Mount Royal University campus. A well maintained and upgraded move-in ready bright and spacious two storey townhouse. This dream townhome features a spacious 1791 sq. ft. 3 bedrooms, 3 bathrooms and main floor laundry! Recent upgrades include luxury vinyl plank flooring in living, dining room and two-piece bathroom, 40-gallon hot water tank and new garage door opener. Bright and spacious living room with east bay window and elegant gas fireplace. Large dining area with room for large table and sideboard. French door opens to a large sunny east balcony. Spacious kitchen with an abundance of cabinets, counter space and upgraded appliances. Upgraded two-piece main bathroom with granite counters and expanded laundry closet. Well designed upper level with expansive primary bedroom featuring walk-in closet with custom organizers. Upgraded spa inspired five-piece ensuite bathroom includes granite counters, two stone vessel sinks, deep soaker tub and separate walk-in shower. Two additional spacious bedrooms, both with custom closet organizers and one with a convenient built-in Murphy Bed. Upgraded four-piece main bathroom with granite counter, vessel sink and tile floors adjacent to the bedrooms. Fully developed basement includes an expansive family/games area with large west window, custom bar area with granite counter, wine storage and recessed bar fridge. The pool table and accessories are included. Hobby room with large east window and laundry tub. Spacious storage room includes roughed in plumbing for a full bathroom. Double attached drywalled and insulated garage plus additional driveway parking for two vehicles. Well-managed sought after location and complex that welcomes 40+ adults with 15+ children and is pet friendly. Short drive to the famous Glamorgan Bakery, Marda Loop and Westhills Town...

Primary Bedroom 19.92 Ft x 13.33 Ft

Bedroom 12.00 Ft x 9.92 Ft

Bedroom 11.92 Ft x 10.58 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 16.83 Ft x 9.00 Ft

Storage 10.25 Ft x 8.33 Ft

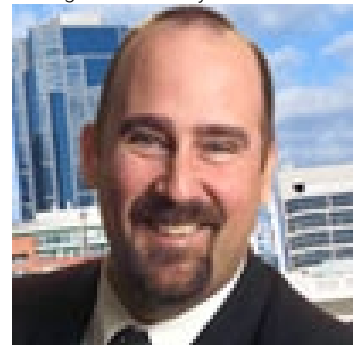
Living room 16.67 Ft x 14.08 Ft

Dining room 10.25 Ft x 9.92 Ft

Kitchen 10.75 Ft x 9.83 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

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Other 15.92 Ft x 4.83 Ft

Family room 18.92 Ft x 17.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 15.67 Ft x 7.92 Ft