

# \$230,000 - 202, 35 Richard Court Sw, Calgary

MLS® #A2234817

**\$230,000**

1 Bedroom, 1.00 Bathroom, 450 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Modern 1-bedroom condo in Lincoln Park - ideal for first-time buyers, investors, students, or downsizers. Located in the desirable Richards Court, this bright and well-maintained unit offers a stylish open-concept layout with a spacious living area featuring a cozy gas fireplace. The contemporary kitchen includes stainless steel appliances and ample cabinetry, making it great for daily living and entertaining. The generously sized bedroom and well-appointed bathroom provide comfort and practicality. Step outside onto your private balcony - a perfect spot to enjoy morning coffee, relax in the fresh air, or set up a small patio garden. In-suite laundry and all major appliances are included for added convenience. Residents enjoy top-tier amenities such as a fitness center, party room, guest suites, a beautifully landscaped courtyard with a gazebo, bike storage, and secure underground heated parking. This unit comes with a titled underground parking stall. Just steps from Mount Royal University, public transit, parks, shopping, and dining, this condo offers the perfect blend of urban living and community charm. Book your showing today!

Built in 2003

## Essential Information

MLS® # A2234817

Price \$230,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 450               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 202, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E7N9                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Gazebo, Party Room, Secured Parking, Storage, Visitor Parking, Community Gardens |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground, Plug-In   |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Fireplace(s)  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction      Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed      June 27th, 2025

Days on Market      70

Zoning      M-H1 d321

### **Listing Details**

Listing Office      CIR Realty

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