

# \$245,000 - 202, 35 Richard Court Sw, Calgary

MLS® #A2234817

**\$245,000**

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                     \$245,000



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, Community Gardens, Elevator(s), Fitness Center, Gazebo, Party Room, Secured Parking, Storage, Visitor Parking
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
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Construction      Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed      June 27th, 2025

Days on Market      14

Zoning      M-H1 d321

### **Listing Details**

Listing Office      CIR Realty

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