

# \$269,900 - 206, 35 Richard Court Sw, Calgary

MLS® #A2237544

## \$269,900

1 Bedroom, 1.00 Bathroom, 548 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

This condo is the best location in the building where pets are welcomed and loved by all. Close to elevator, Parking and the best part is it overlooks the park. This home has been freshly painted and well loved. The kitchen boasts lots of cupboards and counter space as well as nice appliances and a good size eating area. The living room features a natural gas fire place, large bright window and a door to you massive deck with views of the park that is private and peaceful. The primary is roomy with nice closet organizers, laundry right there and access to the bathroom as your own ensuite. This home is complete with newer mini-split half ton air conditioning unit, storage locker, and titled underground parking stall. Located close to the University and shopping as well. This home is move in ready and a must see!!

Built in 2003

## Essential Information

MLS® #	A2237544
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	548
Acres	0.00
Year Built	2003



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	206, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### **Amenities**

Amenities	Parking, Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground, Parkade, Secured

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner
Heating	Hot Water, Natural Gas
Cooling	Sep. HVAC Units, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Wood Frame

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	4
Zoning	M-H1 d321

### **Listing Details**

Listing Office	RE/MAX First
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