

# \$260,000 - 410, 35 Richard Court Sw, Calgary

MLS® #A2220533

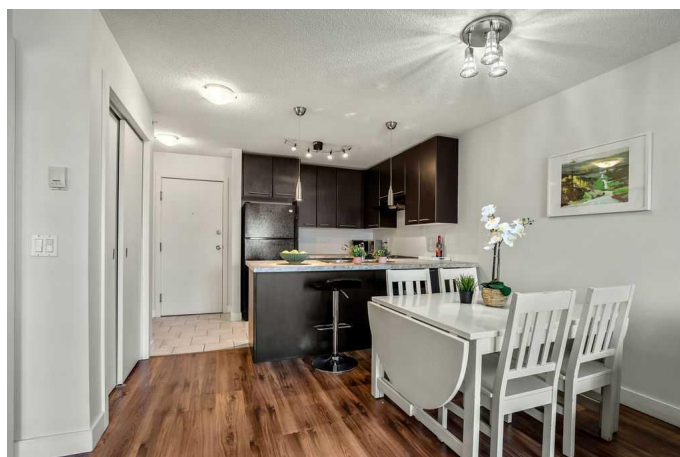
**\$260,000**

1 Bedroom, 1.00 Bathroom, 549 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

HOME SWEET HOME! Welcome to this outstanding TOP FLOOR CONDO desirably located steps from Mount Royal University in the popular inner-city community of Lincoln Park making it the perfect home for buyers, investors and students alike! Walking in to this charming condo that's PET FRIENDLY (with board approval) you will instantly notice the gleaming laminate flooring, modern open concept floor plan and BREATHTAKING city and downtown views. Upon entering this charming condo you will find a spacious foyer, formal dining area, contemporary kitchen complete with full height cabinetry, full appliances with a new dishwasher, ample counter-space and a peninsula island with a convenient breakfast bar. The sun-drenched living room is accented by a cozy gas fireplace and a large covered balcony area to enjoy your stunning VIEWS of Downtown Calgary and the tranquil greenspace, making it the perfect spot for entertaining and hosting guests. Completing this unit is the primary bedroom featuring a walk-through closet leading to the wonderful 4 piece bathroom and BRAND NEW in-suite laundry with extra storage space. Additional features include an underground, heated, titled parking stall close to the elevator, an assigned storage locker and exclusive building amenities such as a fitness center, an entertainment/party room, bicycle storage, a guest suite and visitor parking. You will not be able to beat this location next to popular shopping options,



restaurants, public transportation/ bus routes, schools, green spaces and major roadways. Don't miss out on this GEM, book your private viewing today! Students and investors this is your opportunity to secure an immediate possession before the school year starts!

Built in 2003

### **Essential Information**

MLS® #	A2220533
Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	549
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	410, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room
Parking Spaces	1
Parking	Covered, Heated Garage, Insulated, Underground, Parkade, Titled
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No
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Appliances	Smoking Home, Open Floorplan, Storage, Vinyl Windows, Breakfast Bar Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Gas Log
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Storage
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, Views, City Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Stucco

## Additional Information

Date Listed	July 17th, 2025
Days on Market	10
Zoning	M-H1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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