

# \$269,900 - 456, 35 Richard Court Sw, Calgary

MLS® #A2229554

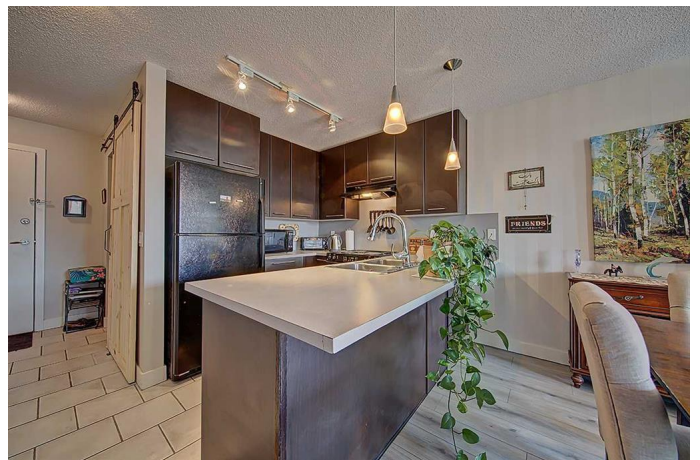
**\$269,900**

1 Bedroom, 1.00 Bathroom, 598 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Bright, efficient and move-in ready, this east-facing top-floor unit offers the perfect blend of comfort and convenience just steps away from Mount Royal University. Ideal for students, professionals, or investors, the location is unbeatable with transit stops right outside, and easy access to Crowchild Trail, Glenmore Trail and Sarcee Trail for a quick commute anywhere in the city. Inside, you'll love the open-concept layout with seamless laminate flooring, a spacious living room anchored by a corner gas fireplace, and a large private balcony complete with a natural gas hookup—perfect for morning coffee or evening BBQs. The kitchen offers plenty of counter space, espresso flat-panel cabinetry, a black appliance package, and a peninsula layout that flows effortlessly into the dining and living areas. The primary bedroom is spacious and bright with two large closets and easy access to a well-appointed 4-piece bathroom. Plus, enjoy the convenience of in-suite laundry, secure heated underground titled parking, and a private storage locker. This well-managed complex offers great amenities, including a fitness centre, games room, social lounge, bike storage, car wash bay, and even a rentable guest suite for overnight visitors. You're also minutes away from Westhills Shopping Centre, Currie Barracks, Glenmore Park, North Glenmore Park, and local favourites like Spot On Kitchen & Bar, Weaselhead Natural Area, and Richmond Green Golf Course. Whether you're looking for



a cozy home or a turnkey investment, this unit delivers on location, lifestyle, and value!

Built in 2003

### Essential Information

MLS® #	A2229554
Price	\$269,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	598
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	456, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Stall, Titled, Underground

### Interior

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt, Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	46
Zoning	M-H1 d321

### **Listing Details**

Listing Office	KIC Realty
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