

# \$290,000 - 437, 35 Richard Court Sw, Calgary

MLS® #A2249639

**\$290,000**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Fantastic opportunity to live steps away from Mount Royal University!

Welcome to this spacious, 1 bedroom, 1 bathroom condo located on the top floor with a large, covered balcony that overlooks the courtyard. As soon as you step through the front door you're hit with tons of natural light that flows beautifully through the open concept kitchen and into the living area which has a natural gas fireplace, perfect for those cold winter nights.

Beside the front door is a good sized den that is great for studying or working from home. Across from the den is a gorgeous 4 piece bathroom with a sliding door that leads you to the walk-in closet and then into the bedroom.

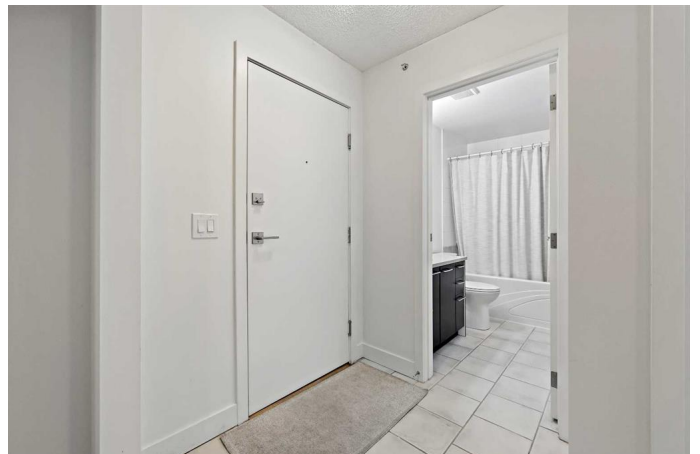
An underground, Titled parking stall is conveniently located close to elevator and storage locker. The complex has a furnished guest suite, a well equipped gym, bike storage and a large party room. This 1 bedroom, 1 bathroom plus den condo would be ideal for students attending Mount Royal or for an investor looking to build equity in a desirable community.

Built in 2003

## Essential Information

MLS® #

A2249639



Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	437, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Storage, Visitor Parking, Guest Suite
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Courtyard
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Construction      Stucco, Wood Frame

### **Additional Information**

Date Listed      August 19th, 2025

Days on Market      1

Zoning      M-H1 d321

### **Listing Details**

Listing Office      RE/MAX Realty Professionals

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