

# \$269,900 - 406, 35 Richard Court Sw, Calgary

MLS® #A2215145

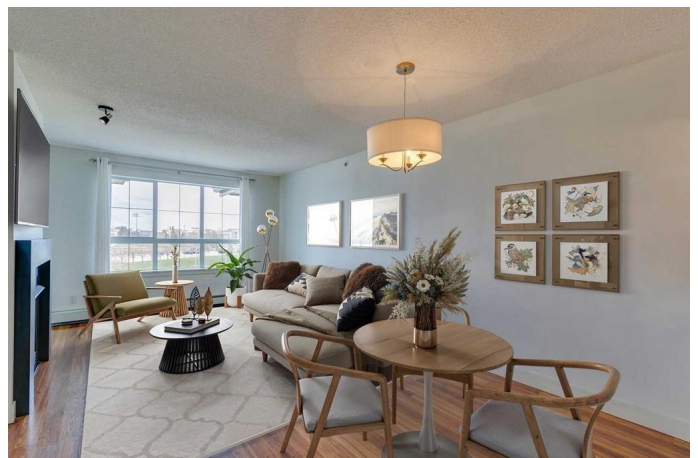
**\$269,900**

1 Bedroom, 1.00 Bathroom, 548 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

This bright and airy top-floor condo shows 10/10 and is completely move-in ready! Featuring fresh white walls, updated lighting, and a refreshed kitchen and bathroom, this home offers a modern, low-maintenance lifestyle with pride of ownership throughout. The sleek kitchen showcases timeless white cabinetry with matte black hardware, granite countertops, a subway tile backsplash, premium Blanco Silgranit sink, and matching black appliances. The open-concept dining area comfortably seats four, with additional seating for three at the breakfast bar — perfect for entertaining or casual dining. The spacious living room easily accommodates a sofa and love seat and features a striking black-surround gas fireplace with ample room for a home office setup. The generous bedroom fits a queen-sized bed and includes dual closets with built-in organizers, along with convenient in-suite stacked laundry. A ceiling fan adds summer comfort, while the updated cheater-ensuite bathroom offers a deep soaker tub and ample storage. Durable ceramic tile and laminate hardwood flooring flow throughout the unit and offer easy upkeep. Step outside to your oversized 10' x 12' balcony — offering an additional 120 sq ft of private outdoor space. Enjoy northwest-facing views over Mount Royal University's green space, peekaboo views of downtown, a gas BBQ hookup, and mostly-covered-balcony for use during much of the year. Additional highlights include one titled, heated



underground parking stall (near the elevator), a separate storage locker, secure bike rooms, and an expanded fitness centre, updated amenities room, and guest suite. There is ample visitor parking for guests. Unbeatable location near Mount Royal University, major shopping, dining, transit, and the new SW Ring Road – everything you need is close at hand. Perfect for first-time buyers seeking a stylish, affordable home in a well-managed building. Call today for more information or to book a private showing!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2215145          |
| 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     | 406, 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, Guest Suite, Parking |
| Parking Spaces | 1                                                                  |

|         |                              |
|---------|------------------------------|
| Parking | Parkade, Titled, Underground |
|---------|------------------------------|

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                |
| Heating           | Baseboard, Fireplace(s), Hot Water                                                                                  |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                    |
| # of Stories      | 4                                                                                                                   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Storage          |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | M-H1             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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