

# \$275,000 - 422, 35 Richard Court Sw, Calgary

MLS® #A2236430

**\$275,000**

1 Bedroom, 1.00 Bathroom, 553 sqft  
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

TWO TITLED UNDERGROUND PARKING SPOTS AND BEAUTIFUL SOUTH FACING top floor unit- INCREDIBLY LOCATED only steps from MRU! This Trendy condo features a functional kitchen showcasing an abundance of cabinetry and an expansive kitchen island ideal for everyday cooking or entertaining guests. Adjacent the dining and living room which features a lovely gas fireplace creating a warm and cozy ambience during the cold winter days. The spacious bedroom features a large window for sundrenched afternoons and overlooks the stunning courtyard !! From there, you enjoy a walk thru closet and a private door to the 4pc tiled bathroom. Features continue a newer carpet and INSUITE LAUNDRY! SPACIOUS covered private patio is impressive for OUTDOOR LIVING, gas-line for barbecuing and an abundance of space for enjoying the INNER COURTYARD OASIS which is quiet and stunning in both the winter and summer months. The amenities of the building include a fitness room, games/lounge room, guest suite, bike storage, and HEATED AND SECURED UNDERGROUND PARKADE is ideal and also features an abundance of guest parking and large Storage lockers! Phenomenal opportunity to live right by Mount Royal University, near pubs and restaurants and easy access to Crowchild Trail, Glenmore Trail, Stoney Trail, Rockyview Hospital and Glenmore Park. Bike paths and Kayaking only 5 minutes away at the Glenmore Reservoir. All of this and Imagine just a 15 minute bus ride to



downtown; bus #13 & bus #18. OH YES THEY  
ALLOWED PETS WITH BOARD  
APPROVALS! This isn't just a  
home it's a lifestyle in the perfect  
property to call your new home!

Built in 2003

### Essential Information

MLS® #	A2236430
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	422, 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, Park, Party Room, Secured Parking, Guest Suite
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting, Storage, Covered Courtyard
Construction	Concrete, Stone, Stucco

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	M-H1 d321

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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