



THE
A-TEAM

**RE/MAX
FIRST**

35 RICHARD Court #429, Calgary T3E 7N9

MLS®#: **A2119046**

Area: **Lincoln Park**

Listing Date: **04/01/24**

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **540**
Low Sqft:
Ttl Sqft: **540**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

46

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard,Lighting**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 10`0"	Kitchen	Main	8`9" x 8`3"
Dining Room	Main	8`6" x 8`3"	Bedroom - Primary	Main	9`7" x 16`6"
4pc Bathroom	Main	8`6" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$401

Title: **Fee Simple**
Fee Freq:

Zoning: **M-H1 d321**

Legal Desc:	0310427	Monthly	Remarks
Pub Rmks:	Phenomenal offering for this West facing top floor unit in sought after Lincoln Park, mere steps from Mount Royal University! Painted in neutral tones throughout, this one-bedroom condo would be great for a student, professional or investment property. Beautiful hand-scraped hardwood flooring with soundproofing installed throughout. The open kitchen has matching black appliances, custom concrete countertops, ample cupboard space, and breakfast bar. The master bedroom has a large window to flood the room with light and a walkthrough closet/ensuite laundry opening into the four-piece bath. Newer tile in laundry and bathroom. New washer and dryer just installed a few months ago! The living room has features a fireplace with a custom concrete mantle and an abundance of natural light from the West facing windows. Enjoy sunsets and BBQs on the spacious balcony. Building amenities include a theatre room, large gym, and a beautiful courtyard. Public transportation, shopping, and minutes to downtown make this an ideal place to call home. Condo fees also include natural gas for BBQ and fireplace. Book your private viewing today!		
Inclusions:	n/a		
Property Listed By:	Royal LePage Mission Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







