



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 RICHELIEU Court, Calgary T3E 7E9**

MLS®#: **A2160830**

Area: **Lincoln Park**

Listing Date: **09/17/24**

List Price: **\$528,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1992**

Finished Floor Area

Abv Sqft: **1,791**  
Low Sqft:  
Ttl Sqft: **1,791**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**2**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Lawn,Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Garburator,Humidifier,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Dry Bar,French Door,Granite Counters,Laminate Counters,Soaking Tub,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`8" x 14`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 9`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`11" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 10`7"</b>

Family Room  
Storage  
4pc Bathroom  
Balcony

Lower  
Lower  
Second  
Main

18`11" x 17`3"  
10`3" x 8`4"  
0`0" x 0`0"  
15`8" x 7`11"

Furnace/Utility Room  
2pc Bathroom  
4pc Ensuite bath  
Balcony

Lower  
Main  
Second  
Second

16`10" x 9`0"  
0`0" x 0`0"  
0`0" x 0`0"  
15`11" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$595**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **9310742**

Remarks

Pub Rmks: **Incredible location! A one-minute walk and you are at the grounds of the Mount Royal University campus. A well maintained and upgraded move-in ready bright and spacious two storey townhouse. This dream townhome features a spacious 1791 sq. ft. 3 bedrooms, 3 bathrooms and main floor laundry! Recent upgrades include luxury vinyl plank flooring in living, dining room and two-piece bathroom, 40-gallon hot water tank and new garage door opener. Bright and spacious living room with east bay window and elegant gas fireplace. Large dining area with room for large table and sideboard. French door opens to a large sunny east balcony. Spacious kitchen with an abundance of cabinets, counter space and upgraded appliances. Upgraded two-piece main bathroom with granite counters and expanded laundry closet. Well designed upper level with expansive primary bedroom featuring walk-in closet with custom organizers. Upgraded spa inspired five-piece ensuite bathroom includes granite counters, two stone vessel sinks, deep soaker tub and separate walk-in shower. Two additional spacious bedrooms, both with custom closet organizers and one with a convenient built-in Murphy Bed. Upgraded four-piece main bathroom with granite counter, vessel sink and tile floors adjacent to the bedrooms. Fully developed basement includes an expansive family/games area with large west window, custom bar area with granite counter, wine storage and recessed bar fridge. The pool table and accessories are included. Hobby room with large east window and laundry tub. Spacious storage room includes roughed in plumbing for a full bathroom. Double attached drywalled and insulated garage plus additional driveway parking for two vehicles. Well-managed sought after location and complex that welcomes 40+ adults with 15+ children and is pet friendly. Short drive to the famous Glamorgan Bakery, Marda Loop and Westhills Towne Centre. Nearby Rockyview Hospital. Close to Lakeview and Richmond Green Golf Courses. Outdoor enthusiasts will love the bike paths that lead to North Glenmore Park, the Weaselhead Environment Park, Riverpark and the Sandy Beach area. Enjoy the summer vibe at the Farmers Markets. Easy drive west to the mountains in under an hour. Quick easy 15-minute commute to downtown. Check out the photos and drone video!**

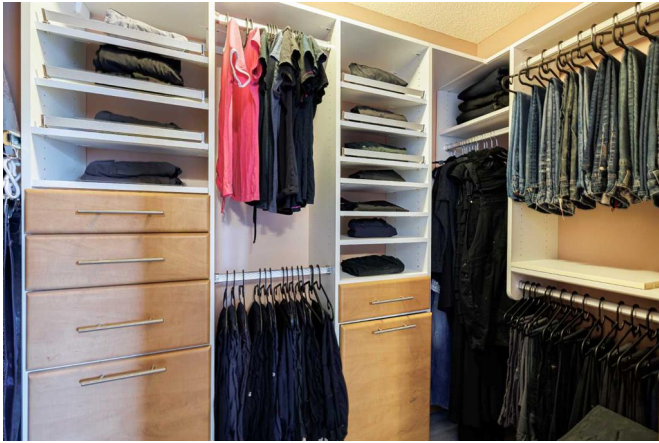
Inclusions:  
Property Listed By: **SOFT WATER UNIT (AS IS) NEW GARAGE DOOR OPENER  
RE/MAX First**

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

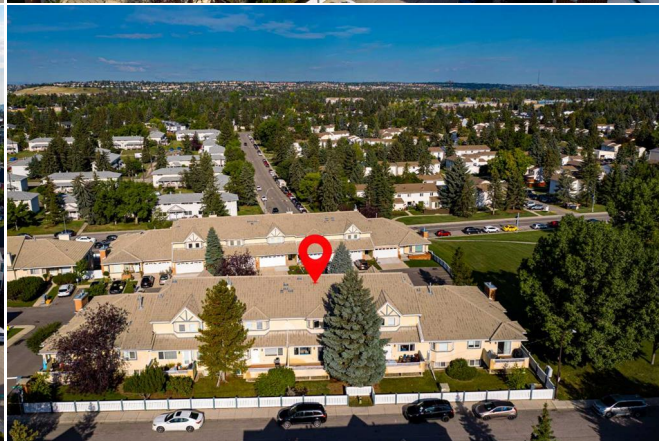
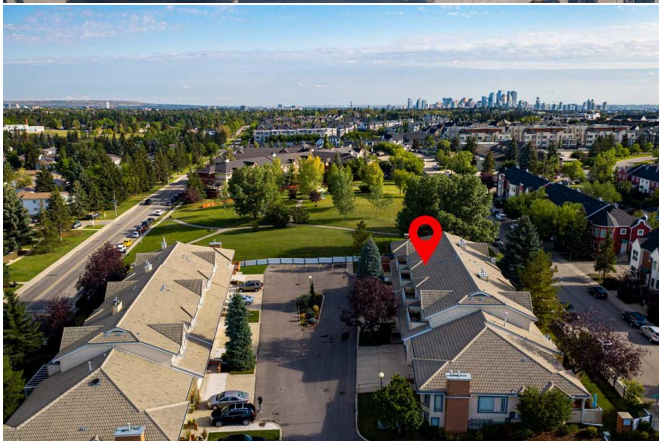
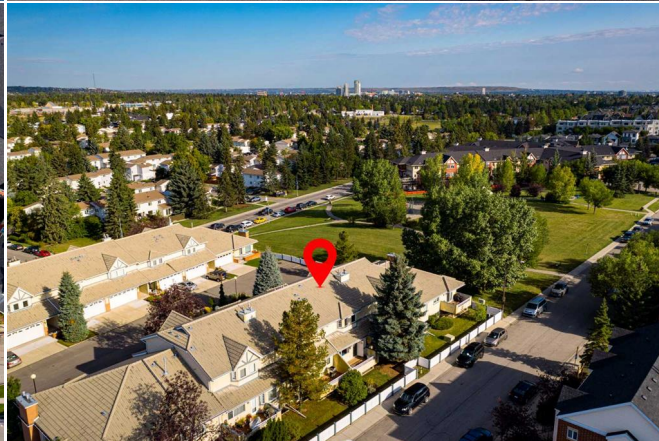
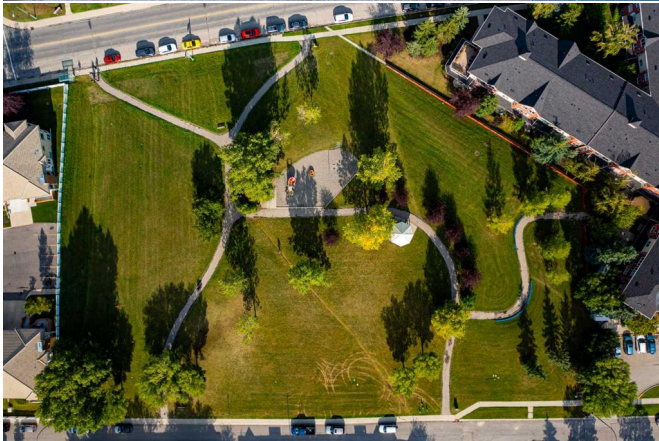


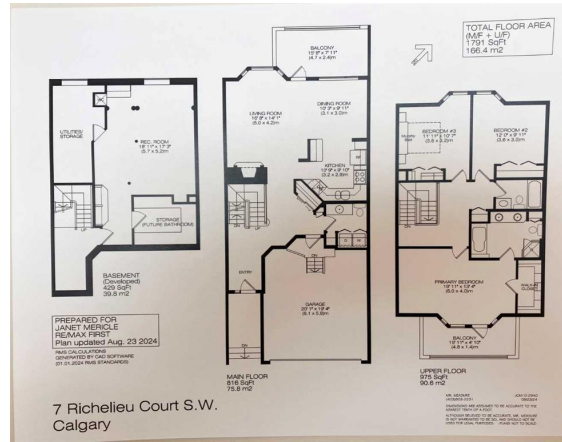












7 Rielieu Court S.W.  
Calgary