



THE
A-TEAM

**RE/MAX
FIRST**

35 RICHARD Court #113, Calgary T3E 7N9

MLS®#: **A2162542** Area: **Lincoln Park** Listing Date: **09/04/24** List Price: **\$369,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **801**
 Low Sqft:
 Ttl Sqft: **801**

Heated Garage,Titled,Underground

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **BBQ gas line,Courtyard,Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 21`3"	Kitchen	Main	10`1" x 9`8"
Den	Main	5`8" x 5`2"	Bedroom - Primary	Main	12`1" x 11`2"
Bedroom	Main	10`10" x 9`11"	4pc Ensuite bath	Main	8`1" x 4`1"
3pc Bathroom	Main	7`2" x 5`2"	Laundry	Main	4`1" x 2`2"

Legal/Tax/Financial

Condo Fee: **\$575** Title: **Fee Simple** Zoning: **M-H1 d321**

Fee Freq:
Monthly

Legal Desc: **0310427**

Remarks

Pub Rmks: **Welcome to your new TWO BEDROOM MAIN FLOOR condo in the desirable community of Lincoln Park! This is a perfect home for a first-time buyer, investor, downsizer or student attending Mount Royal University. With 2 beds + den and 2 full baths, over 800 sq.ft, luxury vinyl plank flooring throughout (water proof, pet-proof & scratch resistant), makes for a great setup. Have a roommate to help pay the mortgage! Bedrooms ideally located on each side of the unit, with a spacious living room & kitchen in between. This larger layout offers an office/den space & a gas fireplace, plus in-suite laundry. The highlight of this home is the private WALK-OUT PATIO, which provides direct access to the outdoors: enjoy the afternoon sunshine. It's also equipped with a gas line, making it perfect for year-round OUTDOOR cooking. The Titled underground parking (#097) is secure & heated, and a STORAGE locker (#007) is located in storage room #1. Also offers visitor parking free from the cold & snow! This PET FRIENDLY complex has so much to offer: bicycle storage, well equipped exercise room, fully furnished guest suite, massive party room & owner's lounge! Walking distance or a quick bus ride to pubs, restaurants, coffee shops, gyms as well as the C-Train station & quick access to Stoney Trail, Glenmore Trail, Crowchild Trail & Sarcee. Easy access to all quadrants of the city. Call to book your private viewing today!**

Inclusions: **none**
Property Listed By: **2% Realty**

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









