



THE
A-TEAM

**RE/MAX
FIRST**

26 RICHELIEU Court, Calgary T3E7E9

MLS®#: **A2180905**

Area: **Lincoln Park**

Listing Date: **01/24/25**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,239**
Low Sqft:
Ttl Sqft: **1,239**

DOM

9

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Bungalow,Side by Side**

Parking

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

Access:

Lot Feat:

Park Feat:

Few Trees,Low Maintenance Landscape,Landscaped
Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Central Vacuum,Granite Counters,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`8" x 19`7"
4pc Bathroom	Main	5`11" x 8`11"
Bedroom	Main	10`2" x 11`5"
2pc Bathroom	Lower	6`6" x 5`5"
Game Room	Lower	17`0" x 12`11"

Room	Level	Dimensions
Kitchen	Main	12`9" x 8`2"
Bedroom - Primary	Main	12`7" x 17`4"
3pc Ensuite bath	Main	8`3" x 5`8"
Mud Room	Lower	5`9" x 8`3"
Furnace/Utility Room	Lower	7`0" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$595

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9310742**

Remarks

Pub Rmks: **Located in the prestigious Royal Park Estates, a meticulously maintained adult complex in Lincoln Park, this immaculate walkout villa-style bungalow offers 1,809 Sq.ft of total living space, combining comfort and convenience. The bright, open layout features a spacious living room with an elegant gas fireplace, gleaming hardwood flooring throughout the main level, and an east-facing bay window that floods the home with natural light. The generously sized dining area is perfect for entertaining, while the kitchen boasts ample granite countertops and an abundance of cabinet space, ideal for anyone who loves to cook. The main floor includes a large primary bedroom with two closets and a 3-piece ensuite bathroom, as well as a second bedroom that can easily function as a guest room, home office, or craft room. A 4-piece guest bathroom and convenient main floor laundry complete this level. The fully developed walkout basement offers even more living space, featuring a spacious family or games area, a large guest bedroom, and a 2-piece bathroom. The home also includes an oversized, insulated, and drywalled double garage, providing plenty of parking and storage. Additionally, there's ample guest parking within the complex. The exterior is beautifully finished with stucco and clay roofing. Royal Park Estates is a professionally managed 40+ adult complex and offers pet-friendly policies. The location is unbeatable—within walking distance to Mount Royal University, trendy shops, and restaurants. Enjoy nearby bike paths leading to North Glenmore Park, Weaselhead Environment Park, and the Sandy Beach area. Outdoor enthusiasts will appreciate the proximity to Rockyview Hospital, golf courses, and a short drive to the mountains. This home is perfect for those seeking a quiet, maintenance-free lifestyle in an exceptional inner-city location.**

Inclusions: **Refrigerator, electric stove, hood fan, water softener, garage door control (1), garage door opener (1), washer, dryer, central vacuum, shelving in garage, gate control opener (1)**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









