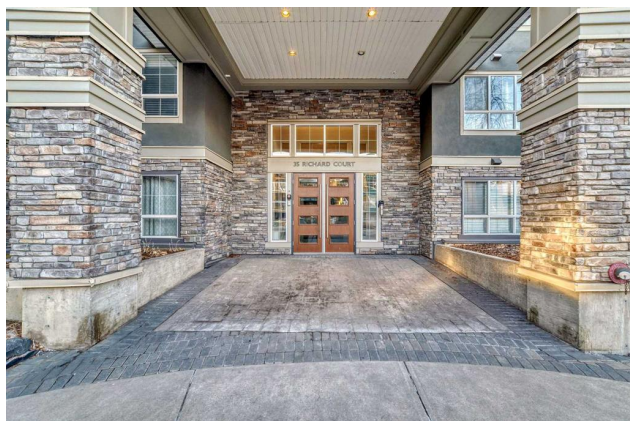


35 RICHARD Court #423, Calgary T3E 7N9

MLS®#: **A2188970** Area: **Lincoln Park** Listing Date: **01/21/25** List Price: **\$319,000**
 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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **728**
 Low Sqft:
 Ttl Sqft: **728**

DOM

11
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s), Chandelier, Granite Counters, No Smoking Home, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`2" x 11`9"	Den	Main	8`8" x 6`0"
Dining Room	Main	7`10" x 7`0"	Living Room	Main	12`7" x 11`10"
Bedroom - Primary	Main	14`7" x 13`6"	4pc Bathroom	Main	8`6" x 8`1"
Laundry	Main	2`11" x 7`7"	Walk-In Closet	Main	5`1" x 5`6"
Balcony	Main	16`7" x 7`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$510

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 0310427

Remarks

Pub Rmks: **OPEN HOUSE Sat Jan 25 2-4pm** Live steps to Mount Royal University in STYLE!! This bright and spacious TOP FLOOR, South-facing unit was beautifully updated in 2020. There is marble inspired tile at the entrance, kitchen and bathroom with complementary vinyl plank throughout the rest of the apartment. The kitchen upgrades include quartz countertops, pendant lighting, a Frigidaire Gallery stove (with airfry option!), a whisper silent dishwasher and a microwave hood fan. There is plenty of counter space and room at the peninsula for stools, so your friends and family can watch you cook in this beautiful kitchen! The dining area has an updated ceiling fan and overlooks the living room. Enjoy those cold winter nights in front of the gas fireplace, while you watch TV and gaze out to the tree filled courtyard. The bedroom is large and has a ceiling fan/light combo. There is a large walk in closet and access to the bathroom. The bathroom has quartz countertops, a new light fixture and a LED bathroom mirror - that is Bluetooth enabled! Sooo fancy and convenient! The versatile den has an updated light fixture and provides the perfect space for a home office, reading nook or extra storage. The balcony is large, with one side having an overhang (perfect for hiding from the rain) and the other without the overhang (which allows in loads of sunlight!!) The window treatments are custom, and all come with the property. There is a box behind the TV to hide the wires, with HDMI connection out the side - so no staring at messy TV wires! With its prime location, stylish updates and thoughtful design, this condo is the ideal place to call home! Don't miss out on this exceptional opportunity!**

Inclusions: **TV and TV bracket**

Property Listed By: **Real Estate Professionals Inc.**

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









423-35 Richard Crt SW, Calgary - MAIN



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