

# \$375,000 - 446, 35 Richard Court Sw, Calgary

MLS® #A2216784

**\$375,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

Residential on 0.00 Acres

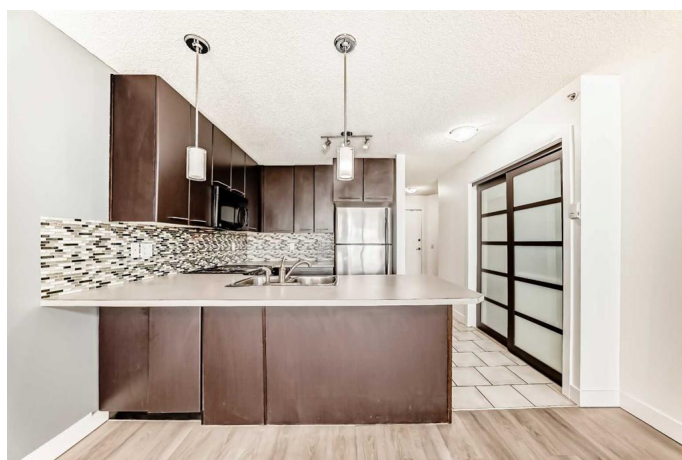
Lincoln Park, Calgary, Alberta

**TOP FLOOR UNIT!** This beautifully maintained 2-bedroom, 2-bath + Den condo offers a bright, open-concept layout. Enjoy the spacious kitchen with L shape countertop with eating bar. The spacious living area flows effortlessly to a private balcony—ideal for your morning coffee or barbecue this summer. The living room boasts a gas fireplace. The primary bedroom features a walk-in closet and a luxurious 4 pcs ensuite bathroom. Additional highlights include in-unit laundry, den and new laminate flooring. Located in a secure building with top-notch amenities including a fitness center, guest suites for company, party/media room, underground visitor parking and bike storage. Just steps from shopping, dining, transit, and Mount Royal University! Perfect for professionals, students, or anyone seeking an accessible and vibrant neighborhood.

Built in 2003

## Essential Information

MLS® #	A2216784
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	2003



Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	446, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M7M8

### Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Built-in Features, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	M-H1 d321

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.