

# \$290,000 - 437, 35 Richard Court Sw, Calgary

MLS® #A2249639

**\$290,000**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Fantastic opportunity to live steps away from Mount Royal University!

Welcome to this spacious, 1 bedroom, 1 bathroom condo located on the top floor with a large, covered balcony that overlooks the courtyard. As soon as you step through the front door you're hit with tons of natural light that flows beautifully through the open concept kitchen and into the living area which has a natural gas fireplace, perfect for those cold winter nights.

Beside the front door is a good sized den that is great for studying or working from home. Across from the den is a gorgeous 4 piece bathroom with a sliding door that leads you to the walk-in closet and then into the bedroom.

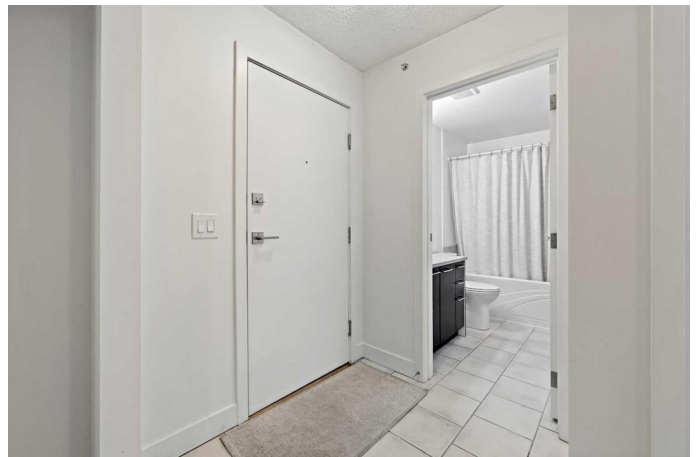
An underground, Titled parking stall is conveniently located close to elevator and storage locker. The complex has a furnished guest suite, a well equipped gym, bike storage and a large party room. This 1 bedroom, 1 bathroom plus den condo would be ideal for students attending Mount Royal or for an investor looking to build equity in a desirable community.

Built in 2003

## Essential Information

MLS® #

A2249639



|                |                   |
|----------------|-------------------|
| Price          | \$290,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 664               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 437, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N9                  |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                   |
| Parking        | Parkade, Titled, Underground                                                        |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                        |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                              |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| # of Stories      | 4                                                                                      |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Courtyard |
|-------------------|-----------|

Construction            Stucco, Wood Frame

**Additional Information**

Date Listed            August 19th, 2025  
Days on Market        16  
Zoning                 M-H1 d321

**Listing Details**

Listing Office           RE/MAX Realty Professionals

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