

# \$259,900 - 241, 35 Richard Court Sw, Calgary

MLS® #A2246206

**\$259,900**

1 Bedroom, 1.00 Bathroom, 664 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Discover the perfect blend of comfort, privacy, and convenience in this thoughtfully updated 1-bedroom + den, 1-4pc bathroom condominium, ideally situated just minutes from Mount Royal University. Designed with both functionality and style in mind, this spacious unit offers an open-concept layout that maximizes natural light and flow, creating an inviting atmosphere for students, professionals, or anyone seeking a peaceful urban environment. The expansive living area seamlessly connects to a contemporary kitchen equipped with a large island with ample storage—ideal for entertaining or quiet evenings at home. A generous primary bedroom provides a serene retreat, while the versatile den offers flexible space for a home office, guest room, or study nook. Notably private and exceptionally quiet, this unit is tucked away from the bustle, offering a sense of seclusion rarely found in condo living. Recent updates elevate the home's aesthetic and functionality, ensuring move-in readiness and long-term value. One of the unit's standout features is the spacious private west-facing patio—a rare and coveted outdoor retreat ideal for enjoying afternoon sun, evening sunsets, or hosting in comfort and privacy. The residents & guests can benefit from secure underground parking, ensuring peace of mind in addition to ample street parking. For those who prefer eco-friendly commuting, the building includes a dedicated bike rack for cyclists. Within the



building, residents have access to the games room which provides a vibrant space for entertainment or there is access to the outdoor courtyard which serves as a tranquil communal space—ideal for relaxation or social gatherings. Meanwhile, the fully equipped fitness center supports a healthy and active lifestyle, eliminating the need for off-site gym memberships. As an added feature, an assigned storage locker is also provided with this unit. Located in a well-maintained building within walking distance to shopping, dining, transit, and the vibrant campus of Mount Royal University, this property embodies convenience without compromise. Whether you're a first-time buyer, downsizer, or investor, this condo delivers on every level. Request your showing today!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246206          |
| Price          | \$259,900         |
| 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     | 241, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2E 7N9 |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                         |
| Parking        | Additional Parking, On Street, Stall, Titled, Underground                 |

### Interior

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

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
| Roof              | Other |
| Construction      | Other |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 75               |
| Zoning         | M-H1 d321        |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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