

\$284,900 - 241, 35 Richard Court Sw, Calgary

MLS® #A2222790

\$284,900

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 large 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® # | A2222790 |
| Price | \$284,900 |
| 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, Visitor Parking, Secured 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 | May 23rd, 2025 |
| Days on Market | 25 |
| Zoning | M-H1 |

Listing Details

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

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