

206, 35 Richard Court SW  
Calgary, Alberta

MLS # A2237544



## \$269,900

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** tv wall mount

This condo is the best location in the building where pets are welcomed and loved by all. Close to elevator, Parking and the best part is it overlooks the park. This home has been freshly painted and well loved. The kitchen boasts lots of cupboards and counter space as well as nice appliances and a good size eating area. The living room features a natural gas fire place, large bright window and a door to you massive deck with views of the park that is private and peaceful. The primary is roomy with nice closet organizers, laundry right there and access to the bathroom as your own ensuite. This home is complete with newer mini-split half ton air conditioning unit, storage locker, and titled underground parking stall. Located close to the University and shopping as well. This home is move in ready and a must see!!