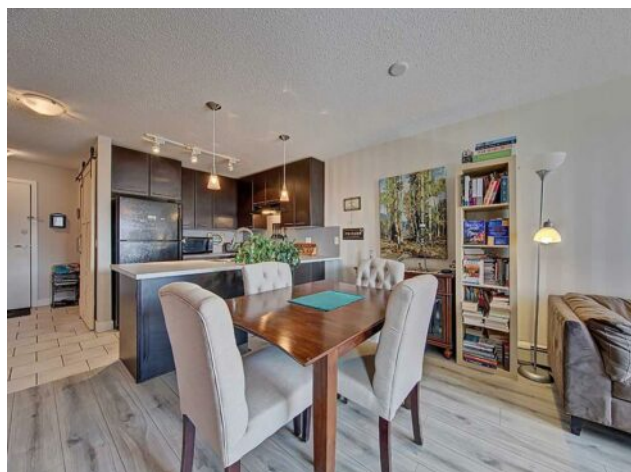


456, 35 Richard Court SW  
Calgary, Alberta

MLS # A2229554



**\$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>	598 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Bright, efficient and move-in ready, this east-facing top-floor unit offers the perfect blend of comfort and convenience just steps away from Mount Royal University. Ideal for students, professionals, or investors, the location is unbeatable with transit stops right outside, and easy access to Crowchild Trail, Glenmore Trail and Sarcee Trail for a quick commute anywhere in the city. Inside, you'll love the open-concept layout with seamless laminate flooring, a spacious living room anchored by a corner gas fireplace, and a large private balcony complete with a natural gas hookup—perfect for morning coffee or evening BBQs. The kitchen offers plenty of counter space, espresso flat-panel cabinetry, a black appliance package, and a peninsula layout that flows effortlessly into the dining and living areas. The primary bedroom is spacious and bright with two large closets and easy access to a well-appointed 4-piece bathroom. Plus, enjoy the convenience of in-suite laundry, secure heated underground titled parking, and a private storage locker. This well-managed complex offers great amenities, including a fitness centre, games room, social lounge, bike storage, car wash bay, and even a rentable guest suite for overnight visitors. You're also minutes away from Westhills Shopping Centre, Currie Barracks, Glenmore Park, North Glenmore Park, and local favourites like Spot On Kitchen & Bar, Weaselhead Natural Area, and Richmond Green Golf Course. Whether you're looking for a cozy home or a turnkey investment, this unit delivers on location, lifestyle, and value!