

# \$289,900 - 443, 35 Richard Court Sw, Calgary

MLS® #A2209832

**\$289,900**

1 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Step into this bright, spacious, and cozy condo, ideally located just steps from Mount Royal University and minutes from downtown. With an open-concept layout, this home offers both comfort and convenience, making it perfect for a starter home or investment opportunity.

The living room is filled with natural light from large windows and features a corner gas fireplace, creating a warm and inviting atmosphere. The good-sized dining area flows seamlessly into the kitchen, which offers plenty of counter space and a functional layout.

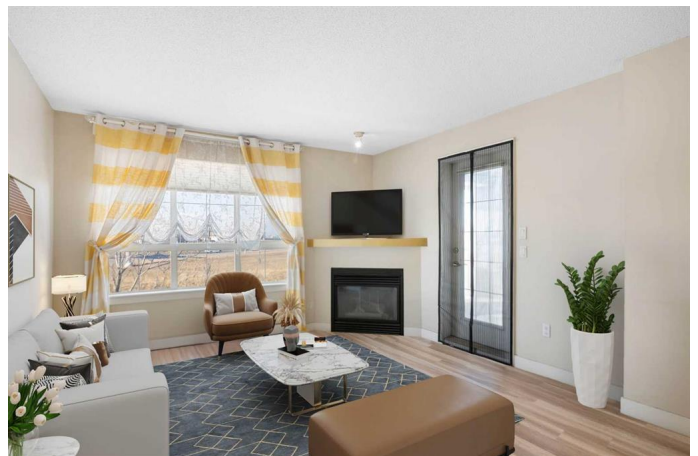
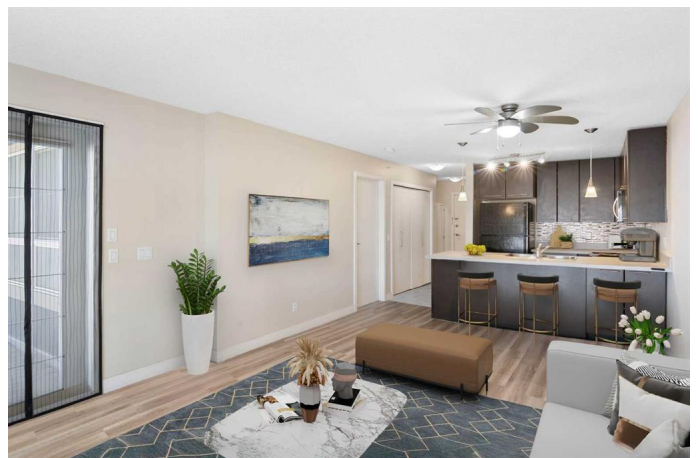
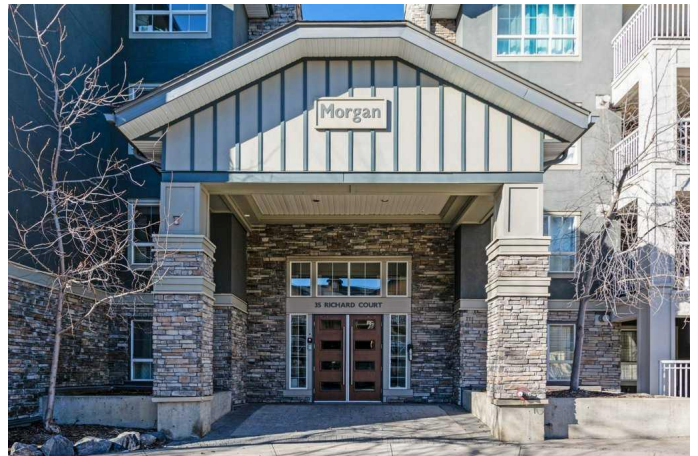
The large bedroom includes a walk-in closet and direct access to the 4-piece bathroom. A versatile den provides the perfect space for a home office or reading nook.

Enjoy the private balcony, which overlooks green space and features a gas BBQ hookup, ideal for relaxing outdoors. Additional conveniences include in-suite laundry, a storage locker in the lower parkade, and easy access to shopping and restaurants.

With a prime location and thoughtful design, this condo is a fantastic place to call home. Book your showing today!

Built in 2003

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2209832          |
| Price          | \$289,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 669               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 443, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E7N9                   |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room |
| Parking Spaces | 1                                       |
| Parking        | Titled, Underground                     |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                 |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| # of Stories      | 4                                                         |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Stone, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                6  
Zoning                              M-H1

**Listing Details**

Listing Office                    Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.