

# \$274,900 - 241, 35 Richard Court Sw, Calgary

MLS® #A2222790

## \$274,900

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          | \$274,900         |
| 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    | May 23rd, 2025 |
| Days on Market | 42             |
| Zoning         | M-H1           |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.