



Hanney Nelson Real Estate Group

Phone: 403-775-0272

Mobile:

Fax:

Email: Team@hanneynelson.com

Office: 403-775-0272

Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



429, 35 Richard Court SW, Calgary, Alberta, T3E 7N9, Canada

MLS®# A2119046



Image not found or type unknown

Property Value	\$275,000
Type	Apartment
Style	Apartment
Parking	Heated Garage, Parkade, Titled, Underground
Year Built	2003
Living Area	540 sq.ft.
Bedroom	1
Bathroom	1 full

Description

Phenomenal offering for this West facing top floor unit in sought after Lincoln Park, mere steps from Mount Royal University! Painted in neutral tones throughout, this one-bedroom condo would be great for a student, professional or investment property. Beautiful hand-scraped hardwood flooring with soundproofing installed throughout. The open kitchen has matching black appliances, custom concrete countertops, ample cupboard space, and breakfast bar. The master bedroom has a large window to flood the room with light and a walkthrough closet/ensuite laundry opening into the four-piece bath. Newer tile in laundry and bathroom. New washer and dryer just installed a few months ago! The living room has features a fireplace with a custom concrete mantle and an abundance of natural light from the West facing windows. Enjoy sunsets and BBQs on the spacious balcony. Building amenities include a theatre room, large gym, and a beautiful courtyard. Public transportation, shopping, and minutes to downtown make this an ideal place to call home. Condo fees also include natural gas for BBQ and fireplace. Book your private viewing today!



