

# **\$355,000 - 233, 30 Richard Court Sw, Calgary**

MLS® #A2243776

## **\$355,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Super private, bright spacious 2 bedroom home with 2 full baths. Corner unit with south and west facing windows that face beautiful trees for privacy, yet still allowing ample natural light throughout. Ceramic tile Foyer to great hospitable entry into unit, opening up through to living space. Spacious kitchen, black quartz counters and eating bar, newer stainless steel appliances, corner pantry, abundant storage, laminate flooring throughout, (except bathrooms). Large entertainment size Living Room with cozy gas fireplace & mantel. The adjacent open concept dining room has view of fireplace and flows seamlessly to the kitchen area. Primary Bedroom has updated 4 pc Ensuite, lots of storage and down hall yet another 4 pc bathroom just across from 2nd bedroom or guest suite. Insuite laundry, large balcony and one indoor titled parking space. Laurel House is a fantastic complex close to Mount Royal University, easy access to Marda Loop, Currie Barracks, Downtown, the Mountains & quick access to Crowchild and Glenmore Trails. Enjoy the facilities; gym, and party/social room where you can step outside to manicured courtyard with gazebo. Please note: The building has recently had significant updates including, fresh interior paint, new roof, enhanced security camera and keyless fob access to underground parking car wash bay and secure bike storage. Great opportunity for first time home buyer, student to mount royal university, investing, or downsizing! Unit



recently replaced appliances, lights and repainted throughout.

Built in 1999

**Essential Information**

MLS® #	A2243776
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	233, 30 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N2

**Amenities**

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

**Interior**

Interior Features	Elevator, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	July 28th, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Solutions
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