

# \$375,000 - 223, 30 Richard Court Sw, Calgary

MLS® #A2212197

**\$375,000**

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to #223, 30 Richard Court SW! A bright, upgraded 2-bedroom, 2-bathroom condo tucked just steps from Mount Royal University and a quick drive to downtown. Whether you're heading to class, work, or just want to be close to everything, this location nails it. Inside, you'll love how much natural light fills the space thanks to the wraparound windows. The kitchen has been updated with stainless steel appliances and modern counter tops that highlight the oversize island which is perfect for entertaining. Updated flooring and paint give the home a fresh and cohesive feel. The bedrooms are located on opposite sides of the unit, which allows for privacy for either roommates or guests. Additionally, each bedroom has ample closet space with an attached full-size bathroom. This stunning end-unit includes a balcony that is surrounded by Aspen trees to provide privacy and beautiful autumn views. It overlooks a quiet courtyard, not a parking lot or busy street, just greenery and fresh air. The unit also includes in-suite laundry, underground parking close to the elevator and stairwell, a storage locker, plus access to a gym, party room, bike storage, and a car wash bay. In terms of the condo building, several updates have recently been made including a brand-new roof, replacement of boilers, replacement of water pipes, and the installation of a keyless access system and security cameras to enhance safety. Much like the unit, the building is



well-cared for with freshly painted hallways to brighten the living and common spaces. Whether you're buying your first place, looking to downsize, or looking for a smart investment, this unit is a must-see!

Built in 1999

### Essential Information

MLS® #	A2212197
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	223, 30 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N2

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	French Door, Kitchen Island, No Animal Home, No Smoking Home,
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Appliances	Open Floorplan, Quartz Counters, Soaking Tub, Storage Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Metal
# of Stories	3

## Exterior

Exterior Features	Courtyard, None, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Complete Realty
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