

# \$329,900 - 233, 30 Richard Court Sw, Calgary

MLS® #A2260140

**\$329,900**

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® #         | A2260140          |
| Price          | \$329,900         |
| 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, Elevator(s), Fitness Center, Gazebo, Parking, Party Room, Secured Parking, Car Wash |
| 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, Courtyard, Barbecue |
| Construction      | Stucco, Wood Frame           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 10                   |
| Zoning         | M-C1                 |

## Listing Details

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

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