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221, 30 Richard Court SW  
Calgary, Alberta

MLS # A2216439



**\$388,000**

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	948 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** SS Refrigerator, SS Electric Stove, SS Dishwasher, SS Microwave Hood Fan, Washer/Dryer Stacked, portable air conditioner, Ceiling mount light fixtures, ceiling fan(s) Living Room, Primary Bedroom, picture shelves x 2, All window treatments. 2 fobs for underground parking, 2 key tags for interior building doors, 2 keys for courtyard gate. 4 keys for unit door.

Welcome to #221 – 30 Richard Court SW Calgary, a beautifully remodelled 2-bedroom, 2-bathroom condo that perfectly blends modern upgrades with functional design. Step into the fully renovated kitchen (2021) featuring custom cabinetry, upgraded hardware, sleek quartz countertops, a French-door fridge, and a convection stove with Bluetooth capabilities. No detail has been overlooked, including the custom pantry/laundry room door that seamlessly integrates into the kitchen's contemporary aesthetic. A touch-activated faucet, separate water filter tap, and modern stainless steel sink make meal prep and cleanup a breeze! Luxury vinyl plank flooring in grey tones flows throughout the main living areas and bathrooms. Both bathrooms have been completely updated with new vanities, quartz countertops, and designer lighting. The main bathroom showcases a fully tiled, expanded shower with integrated shelving, while the primary bathroom offers shower built-in shelving and a stylish glass shower door. The spacious primary bedroom includes a custom walk-in California Closet, and the second bedroom features a stunning California Closets built-in workspace with desk, bookcases, and media space ideal for working from home. Additional features include; Matching solid-core doors on rooms facing the living space, Upgraded baseboards, casings, and Flat ceilings, Fresh modern paint throughout, High-end Robinson lighting fixtures and Ceiling fans, Custom blinds that offer summer cooling and winter insulation. Generously sized balcony overlooking a lush, landscaped courtyard with mature trees perfect for morning coffee or a relaxing evening. This unit includes secure underground parking, plus access to a gym, party room, and bike storage. The building has recently seen significant updates, including fresh interior paint, a new roof,

enhanced security cameras, and keyless fob access to the underground parking. Located just steps from Mount Royal University and a short commute to downtown, this MOVE-IN READY apartment offers style, convenience, and comfort in one of Calgary's most desirable areas. Book your private showing today!