

134, 30 Richard Court SW  
Calgary, Alberta

MLS # A2236239

\$345,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lincoln Park                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 976 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                   |            |        |
|-------------|-----------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                         | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank                                                         | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | \$ 703 |
| Basement:   | -                                                                                 | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame                                                         | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                   | Utilities: | -      |
| Features:   | Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |            |        |

Inclusions: Window Coverings

BEAUTIFULLY UPDATED 2 BED | 2 BATH | 976 Sqft | 2 TITLED UNDERGROUND PARKING STALLS | GROUND FLOOR CORNER UNIT | ASSIGNED STORAGE LOCKER. Step into elevated urban living with this updated ground-floor corner residence in the sought-after Laurel House at the Park. Offering 976 sq ft of sophisticated interior space, this 2-bedroom, 2-bathroom home blends modern finishes with thoughtful design. Bathed in natural light, the open-concept layout features new designer lighting, fresh contemporary paint, and elegant touches throughout. The inviting living room centers around a gas fireplace, while the adjacent dining area flows seamlessly into a stylishly updated kitchen, complete with stainless steel appliances, abundant storage, a pantry, and expansive counter space. The primary bedroom includes a large closet and a 4-piece ensuite, while the second bedroom and full bath are perfect for guests. Enjoy the convenience of in-suite laundry and storage, a large patio, and access to great building amenities: car wash bay, fitness room, party room, secure bike storage, and a private courtyard. Unbeatable location near Mount Royal University, schools, shopping, public transit, and quick access to Glenmore & Crowchild Trails. Move-in ready and packed with value!