\$509,900 - 39 Richelieu Court Sw, Calgary

MLS® #A2207733

\$509,900

3 Bedroom, 3.00 Bathroom, 1,164 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this beautiful Walkout -STYLE BUNGALOW TOWNHOME/VILLA nestled in the desirable 40+ Community of Lincoln Park. This Rare Gem offers 3 Bedrooms, 3 Bathrooms, and a double attached garage, combining comfort with convenience in a prime location. As you approach, your greeted by and inviting front patio, the perfect spot for your morning coffee. Step inside to the Spacious foyer, where the elegant oak railing stair case leads to The finished walk out basement. The main floor boasts a rare open concept layout, seamlessly connecting the kitchen, dinning, and living areas - ideal entertaining. Hardwood floors flow throughout, complementing the vaulted ceilings and large windows that bathe in the natural light. The well-appointed kitchen features ample cabinet space, stainless steel appliances, and a cozy breakfast nook. The grand living area is the heart of the home, offering a gas fireplace and large windows, creating the perfect ambiance for relaxation.

The primary suite is a true retreat, featuring a walk-in closet and an upgraded 3-piece ensuite. A second bedroom on the main floor adds flexibility, whether for guests or a home office. This pride of ownership unit has \$29,000.00 of improved upgrades from plumbing to appliances and more. BOOK YOU VIEWING NOW!!!

Downstairs, the walkout basement impresses with a spacious third bedroom, a three-piece bathroom, and a generous additional







storageâ€"offering endless possibilities. Step outside to your private lower patio, an ideal space to unwind.

Located right across from Mount Royal
University, this home is just minutes from
Westhills Shopping Centre, transit,
restaurants, pubs, and more. With easy
access to Glenmore, Sarcee, Stoney Trail, and
Crowchild, this is a rare opportunity in an
unbeatable location.

Don't miss outâ€"call now to book your private tour!

3.00

Built in 1992

Bathrooms

Essential Information

MLS® # A2207733 Price \$509,900

Bedrooms 3

Full Baths 3

Square Footage 1,164

Acres 0.00 Year Built 1992

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address 39 Richelieu Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 7E9

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Other, Private Yard, Storage

Lot Description Back Lane, Front Yard, Landscaped, Lawn, Level

Roof Clay Tile

Construction Brick, Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 1st, 2025

Days on Market 9

Zoning M-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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