

# \$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, you're greeted by an 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, dining, and living areas - ideal for 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 YOUR 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.

Donâ€™t miss outâ€”call now to book your private tour!

Built in 1992

### **Essential Information**

MLS® #	A2207733
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
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	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures
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	2
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
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