

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

MLS® #A2207733

\$509,900

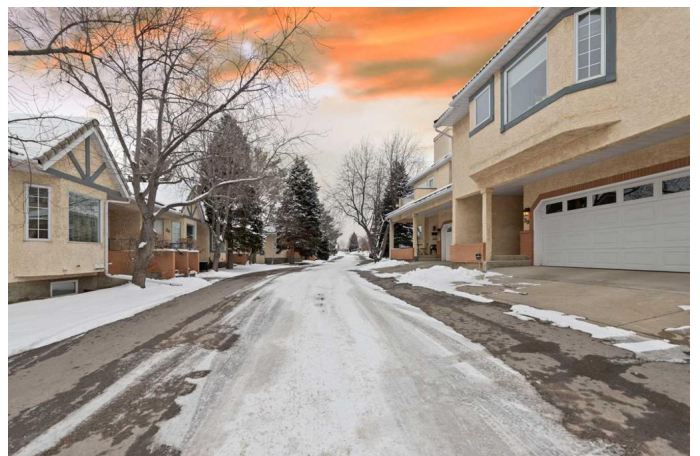
3 Bedroom, 3.00 Bathroom, 1,164 sqft
Residential on 0.00 Acres

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 | 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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