

**7 Richelieu Court SW
Calgary, Alberta**

MLS # A2160830



\$528,800

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|------------------|------------------------------|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,791 sq.ft. | Age: | 1992 (32 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Front Yard, Lawn, Landscaped | | |

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|--------------------|--|-------------------|----------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 595 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Built-in Features, Double Vanity, Dry Bar, French Door, Granite Counters, Laminate Counters, Soaking Tub, Storage | | |

Inclusions: SOFT WATER UNIT (AS IS) NEW GARAGE DOOR OPENER

Incredible location! A one-minute walk and you are at the grounds of the Mount Royal University campus. A well maintained and upgraded move-in ready bright and spacious two storey townhouse. This dream townhome features a spacious 1791 sq. ft. 3 bedrooms, 3 bathrooms and main floor laundry! Recent upgrades include luxury vinyl plank flooring in living, dining room and two-piece bathroom, 40-gallon hot water tank and new garage door opener. Bright and spacious living room with east bay window and elegant gas fireplace. Large dining area with room for large table and sideboard. French door opens to a large sunny east balcony. Spacious kitchen with an abundance of cabinets, counter space and upgraded appliances. Upgraded two-piece main bathroom with granite counters and expanded laundry closet. Well designed upper level with expansive primary bedroom featuring walk-in closet with custom organizers. Upgraded spa inspired five-piece ensuite bathroom includes granite counters, two stone vessel sinks, deep soaker tub and separate walk-in shower. Two additional spacious bedrooms, both with custom closet organizers and one with a convenient built-in Murphy Bed. Upgraded four-piece main bathroom with granite counter, vessel sink and tile floors adjacent to the bedrooms. Fully developed basement includes an expansive family/games area with large west window, custom bar area with granite counter, wine storage and recessed bar fridge. The pool table and accessories are included. Hobby room with large east window and laundry tub. Spacious storage room includes roughed in plumbing for a full bathroom. Double attached drywalled and insulated garage plus additional driveway parking for two vehicles. Well-managed sought after location and complex that welcomes 40+ adults with 15+ children and is pet friendly. Short drive to

the famous Glamorgan Bakery, Marda Loop and Westhills Towne Centre. Nearby Rockyview Hospital. Close to Lakeview and Richmond Green Golf Courses. Outdoor enthusiasts will love the bike paths that lead to North Glenmore Park, the Weaselhead Environment Park, Riverpark and the Sandy Beach area. Enjoy the summer vibe at the Farmers Markets. Easy drive west to the mountains in under an hour. Quick easy 15-minute commute to downtown. Check out the photos and drone video!