

# \$629,000 - 51 Richelieu Court Sw, Calgary

MLS® #A2218539

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this fully renovated walk out bungalow townhome villa!! Amazing location in Lincoln Park only minutes from Mount Royal University, Rockyview Hospital, Marda Loop and Downtown. Rare Find here as this home has been fully renovated with over \$150K spent in recent upgrades, this is not grandma's house! Royal Park Estates is a +40 adult community with 15+ children and a pet friendly policy that takes care of your outdoor maintenance allowing you to sit back and enjoy. Many interior walls have been removed to make this a true open concept home with 1320 sq ft on the main floor and a professional fully developed walk out basement as well. Hardwood floors on the entire main floor, Chefs kitchen with top line appliances, quartz countertops and two fireplaces. This is the corner unit so you have 10 extra windows and a large yard. Double Attached garage that's fully insulated and drywalled and room for 2 cars on the driveway as well. The List goes on and on so come tour this incredible home today!!

Built in 1992

## Essential Information

MLS® #	A2218539
Price	\$629,000
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,303
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	51 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7E9

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Tile

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	133
Zoning	M-CG

### **Listing Details**

Listing Office	Boutique Properties Inc.
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