

# \$264,800 - 140, 30 Richard Court Sw, Calgary

MLS® #A2252935

**\$264,800**

1 Bedroom, 1.00 Bathroom, 633 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

OPEN HOUSE OCT. 25 3:00-4:30pm and OCT. 26 1:30-3:00pm. Take advantage of this unique opportunity to buy a fully renovated condominium unit in the well-run Laurel House complex. Located on the desirable courtyard side of the building, your patio overlooks a secured greenspace, providing a tranquil area to relax and featuring an elaborate gazebo. This home has been completely upgraded with modern fixtures and fittings.

The open-plan layout lends itself to entertaining in front of the fireplace or cooking in the new kitchen, which boasts bright white cabinets with quartz countertops, stainless steel appliances, a custom sink setup, and pendant lighting. The bathroom has been refinished with custom fixtures, a new tub and tile surround, and an upgraded vanity with quartz countertops.

The spacious bedroom offers flexibility in furniture layout, and a hallway of closets provides convenient access to the bathroom. A study nook has been set up with drawers, cabinets, and a quartz surface. The flooring features tile in the kitchen and foyer, with vinyl plank flooring throughout the rest of the living space.

This unit is conveniently located near the social room and gym, which offers a wide assortment of equipment. Laurel House is just a short walk to Mount Royal University and steps away from popular dining establishments. The complex's central location provides easy access to the rest of the city.



Organize a showing with your favorite realtor  
or join us at our two open houses.

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252935          |
| Price          | \$264,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 633               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 140, 30 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E7N9                   |

**Amenities**

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                            |
| Parking        | Titled, Underground                                                                                          |
| # of Garages   | 1                                                                                                            |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Elevator, Quartz Counters                     |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |

|                 |      |
|-----------------|------|
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| # of Stories    | 3    |
| Basement        | None |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Few Trees                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 1                  |
| Zoning         | M-C1               |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.