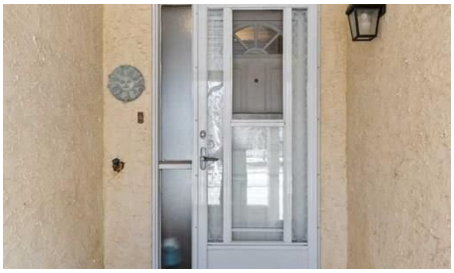
38 Richelieu Court SW

Calgary | Active | MLS® A2351263

$479,500









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1992**	**1,143.37 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Beautifully Simplify your Life. Everything you Need on one level, Dream Kitchen, Huge Living/Dining Room, 2 Large Bedrooms 4 Piece Bathroom/3 Piece En-Suite and Laundry. Everything has been tastefully updated with Quality. Hardwood flooring, Pot Lights/Chandelier and a Gas Fireplace in the Living/Dining area rounded out with a full length bright Bay Window. Main Floor Laundry. The 4 Piece Bathroom And 3 Piece En-Suite both includes Updated Lighting, Sink, Granite Counters, Multi Drawer Vanities, Large Medicine Cabinets and Flooring. The Exceptional Open and Functional Chef's Kitchen has it all: Custom Granite Countertops - Stainless Appliances - Pot Drawers - Spice Drawer - Sheet Pan Drawer - Corner Lazy Susan - Under Cupboard Lighting - Sink Front Flip Down Drawers - AND the Exceptional Opposing Pantries, Each with 5 Pull Out Drawers, A Pull Out Lower Bin and Shelves Above to make sure you'll never run out of Storage Space. The Lower Level Gives you a Walk Out Entrance, a Double Garage with a Double Parking Pad, a Two Piece Bathroom and a Newly Finished Flex Room for a Workout Room, a Man/Woman-Cave, a Crafts/Hobby Room, a Third Bedroom etc. etc. etc. This is an Established, Quiet, Well Run 40+ Community that allows children 15 years +. It is Walking Distance to Mount Royal University, Shopping, Parks, Paths, a Community Centre, Outdoor Rink, Transit. Quickly access Downtown, Major Shopping Centres, Westbrook LRT Station, Casino or The Rockies. Poly B has been replaced. Your new life awaits, call your favorite Realtor

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351263
Bedrooms	2
Bathrooms	3
Year Built	1992
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,143.37 sq. ft.
Condo Fee:	$625.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1992 (Age: 34)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9310742
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Royal Park Estates
Community:	Lincoln Park (Calgary)
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer, Window Coverings
Inclusions:	none
Restrictions:	Adult Living
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 19'8" × 18'1" ·
Main Floor	Kitchen · 13' × 7'10" ·
Main Floor	Bedroom - Primary · 17'3" × 12'7" ·
Main Floor	Bedroom · 11'3" × 10'3" ·
Lower Level	Flex Space · 17'7" × 12'8" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d44
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/38-richelieu-court-sw-calgary-a2351263/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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