



GRASSROOTS
REALTY GROUP

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51 Richelieu Court SW
Calgary, Alberta

MLS # A2218539



\$629,000

Division:	Lincoln Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,303 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 595
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Quartz Counters		

Inclusions: n/a

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!!