



GRASSROOTS
REALTY GROUP

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7 Richelieu Court SW
Calgary, Alberta

MLS # A2352225

\$499,900

Division:	Lincoln Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, No Back Lane, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 625
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, French Door, Granite Counters, Laminate Counters, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	MURPHY BED IN UPSTAIRS BEDROOM POOL TABLE IN BASEMENT		

Welcome to 7 Richelieu Court SW in Royal Park Estates, a quiet, well-run complex tucked into Lincoln Park where the hard work has already been done. At 1,791 sq ft above grade plus a fully developed basement, this two-storey townhome delivers the space of a detached home at a fraction of the price, in one of the most central pockets of the southwest. The current owners have handled the big-ticket items that make buyers hesitate on a home of this era: all Poly-B plumbing has been removed and replaced with Uponor PEX-A and new shut-off valves throughout, the upper two floors have been professionally repainted by The Urban Painter, the stairs and upper level have new carpet, the lighting has been updated and the secondary bathroom upgraded. Laundry has been relocated to the basement, opening up the main floor. That main floor is bright and easy to live in. A gas fireplace anchors the living room beneath an east-facing bay window, the dining area has room for a proper table and sideboard, and sliding doors open onto a sunny east balcony for morning coffee. The kitchen offers generous cabinetry and counter space, and a renovated two-piece bath sits just off the entry. Upstairs, the primary bedroom is a true retreat with a walk-in closet fitted with custom organizers and a five-piece ensuite featuring a deep soaker tub, separate walk-in shower and double vanity. Escape to the privacy of your own balcony for morning coffee. Two further bedrooms, one with a built-in Murphy bed that stays with the home, share the freshly upgraded main bath. Three bedrooms, two and a half baths and not a single room you will need to touch. The developed basement is where the value really shows: a large family and games room with an east-facing window, a custom bar with wine storage and bar fridge, and a pool table with accessories, all included. A hobby room, the

new laundry area and a storage room already roughed in for a future full bathroom round out the level. The attached double garage is drywalled and insulated, with driveway parking for two more. Lincoln Park is the definition of central. Mount Royal University is a one-minute walk. Marda Loop, the Glamorgan Bakery, Westhills Towne Centre and Rockyview Hospital are all minutes away, and the pathways through North Glenmore Park, the Weaselhead and Sandy Beach start almost at your door. Downtown is a 15-minute commute, Glenmore and Crowchild get you across the city quickly, and the mountains are under an hour west. The complex is pet friendly and age-restricted (40+ owners, 15+ occupants), with visitor parking and careful, stable management. Flexible possession and easy to show. Move in, unpack, and start enjoying the neighbourhood.