$494,000 - 12 Richelieu Court Sw, Calgary
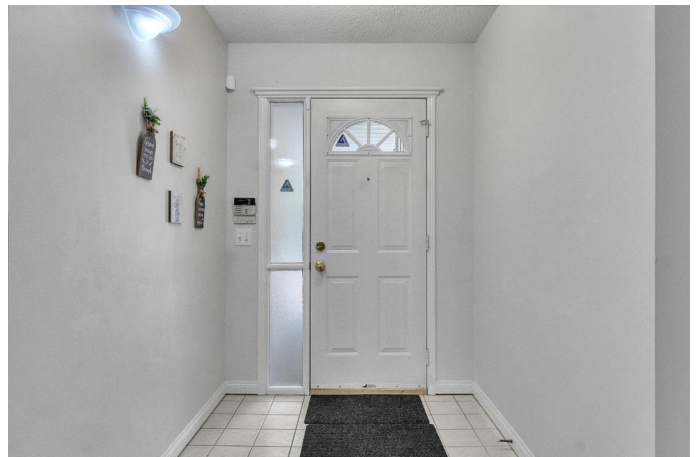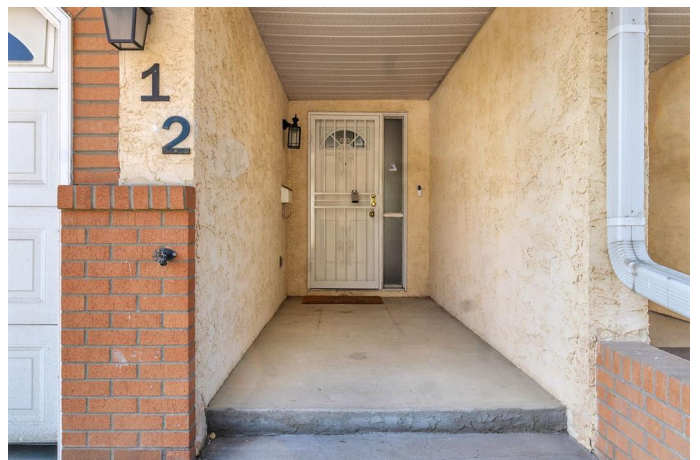
MLS® #A2200825

$494,000

3 Bedroom, 4.00 Bathroom, 1,779 sqft
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this charming 2 Storey townhome located in the highly sought-after Lincoln Park community. Perfect for families or Investors! Nestled in a quiet, well-managed complex, this townhome is located near parks, schools, and local amenities, with a short commute to downtown Calgary. Enjoy the nearby bike paths that lead to North Glenmore Park, Weaselhead Environmental Park, and the Sandy Beach area, which are perfect for outdoor enthusiasts. Plus, you'€™re just a quick drive to Marda Loop, Westhills Towne Centre, and the Rockyview Hospital. This spacious functional layout features 1,779 sq. ft. of well-designed living space, and a fully finished WALKOUT basement, providing plenty of room for family living and entertaining. The main floor boasts beautiful luxury hardwood flooring, and the bright living room features a large west facing bay window and an elegant wood burning fireplace. The spacious kitchen is perfect for cooking and entertaining, with stainless steel appliances, abundant counter space, with access to a west facing overed seasonal deck area. The spacious master retreat bedroom includes a walk-in closet and a spa-inspired four-piece ensuite bathroom. The ensuite features a deep soaker tub, and a separate walk-in shower â€" a true retreat after a long day. The upper level also includes two additional bedrooms. The basement offers even more space for relaxation or entertaining, including a large family and games room with den + 3pc bath.

Stay warm in winter with your own insulated, drywalled double car garage, plus extra driveway parking for two vehicles. Family & Pet-Friendly Community: This well-maintained, 40+ adult community with 15+ children and a pet-friendly policy offers peace of mind and a welcoming atmosphere for residents of all ages. The complex takes care of your outdoor maintenance, allowing you more time to enjoy the surrounding amenities and green spaces. This beautifully maintained townhome is move-in ready and offers the perfect blend of convenience, space, and lifestyle. Whether youâ€™re looking for a family home or an investment property, this is an opportunity you wonâ€™t want to miss! Don't wait â€" schedule your showing today!

Built in 1992

Essential Information

MLS® #	A2200825
Price	$494,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,779
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E7E9

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Jetted Tub, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	5
Zoning	M-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)