

\$749,900 - 2 Richelieu Court Sw, Calgary

MLS® #A2271016

\$749,900

3 Bedroom, 3.00 Bathroom, 1,594 sqft

Residential on 3.19 Acres

Lincoln Park, Calgary, Alberta

AMAZING END UNIT siding onto greenspace & a park! Enjoy beautiful views from three sides along with brand-new windows & coverings. Nestled in the heart of Calgary's vibrant inner city, in the highly sought-after community of Lincoln Park. This is truly the best location in the complex! Excellent access to DT 10min, Mount Royal University 5min, Marda Loop 5min, Glenmore Trail-Ring Road, Glenmore Reservoir Loop 5min, shopping, & transit. This walkout bungalow offers over 3,000 sq. ft. of thoughtfully renovated living space, including central air & a completely refreshed main floor & a large walkout basement, perfect for a second living area. Plenty of room for kids, guests, hobbies or even multigenerational living. As you enter from the attached double garage, you're welcomed into a fully renovated main floor. The living room features a brand-new Montigo gas fireplace, and just off the living room is a flexible space that can easily function as a second main-floor bedroom, den, or formal dining room. The Dream kitchen offers Brand New Italian Fulgar appliances \$20k with lots of pantry storage, abundant counter space with seating & brand-new cabinetry. Off the kitchen you'll find a bright breakfast area leading directly into the west facing sunroom. Large Windows offer gorgeous views, plus there's access to a separate butler's pantry with extra storage cabinets, sink & refrigerator. The large main-floor primary suite includes dual closets & an updated 4-piece



ensuite, newer 3 piece main bath with a washer & dryer. The walkout basement enjoys 9ft ceilings & is fully finished with a good sized bedroom, large Office space which could double as another bedroom, 4-piece bath, brand-new generously sized family room & a kitchenette area with a fridge, sink, cabinets & counter tops. Extensive renovations over the last couple years include, All new windows & coverings on the main floor, Fully renovated kitchen & bathrooms, New living-room fireplace, New flooring, paint & light fixtures throughout, Updated tile roof, stucco, roadways & driveway, New paint up & down, New screen door down, New apoxy garage flooring, New garage door & Opener, New vacuflo, New water softner. 2 Hi efficiency furnaces. Brand New Huge Family room-perfect for entertaining. This well-maintained condo with a healthy reserve fund sits in a highly sought-after 40+ community (younger occupants allowed with Condo approval). Enjoy main-floor living, a walkout basement, & excellent access to shopping/Transit. A rare, move-in-ready opportunity! Book your showing today.

Built in 1992

Essential Information

MLS® #	A2271016
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,594
Acres	3.19
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse

Style	Bungalow
Status	Active

Community Information

Address	2 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7E9

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, French Door, High Ceilings, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Electric Stove, Garage Control(s), Garburator, Humidifier, Refrigerator, See Remarks, Washer/Dryer Stacked
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Storage, Barbecue
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Many Trees, Private, Rectangular Lot, See Remarks, Street Lighting, Views, Rolling Slope
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Days on Market	1
Zoning	M-CG d44

Listing Details

Listing Office	Rebate Real Estate Inc.
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