

# \$500,000 - 18 Richelieu Court Sw, Calgary

MLS® #A2241126

**\$500,000**

3 Bedroom, 3.00 Bathroom, 1,315 sqft  
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this beautifully maintained bungalow-style end unit townhome, thoughtfully designed for comfort and ease of living in the quiet, well-established community of Lincoln Park. Perfectly suited for 40+ buyers, this home is located in a well-managed complex that offers a peaceful setting with flexible living options and mountain views.

With over 2,200 sq ft of living space, including 1,314 sq ft on the main level, this home prioritizes accessibility and convenience. The bright, open-concept living and dining area is bathed in natural light, creating a warm and inviting atmosphere. The galley-style kitchen features classic oak cabinetry, updated appliances, and a functional layout with ample prep and storage space—all within easy reach.

Two generously sized bedrooms are located on the main floor, including a spacious primary suite with a private ensuite, offering a retreat-like feel. A second full bathroom and main-level laundry add to the convenience, eliminating the need for stairs in daily living.

The fully finished basement extends your options with a third bedroom, a large rec room complete with a wet bar, another full bathroom, and a spacious storage room with built-in shelving and an extra fridge—perfect for hosting guests or accommodating extended family.



Additional highlights include an attached double garage for easy access, a charming covered front porch, a fully finished walk out basement and low-maintenance landscaping, allowing you to enjoy your home without the hassle of upkeep. The complex is ideally located just minutes from Mount Royal University, shopping, transit, and green spaces, ensuring all your needs are close at hand.

Whether you're downsizing, investing, or seeking a low-maintenance lifestyle in a quiet, age-friendly community, this home offers the perfect blend of comfort, accessibility, and flexibility.

Built in 1992

**Essential Information**

MLS® #	A2241126
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	18 Richelieu Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3E 7E9
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### Amenities

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

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Street Lighting
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 18th, 2025
Days on Market	13
Zoning	M-CG d44

### Listing Details

Listing Office	CIR Realty
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