

# \$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

### 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 15  
Zoning M-CG d44

### Listing Details

Listing Office CIR Realty

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