



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

134, 30 Richard Court SW
Calgary, Alberta

MLS # A2236239



\$345,000

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window Coverings		

BEAUTIFULLY UPDATED 2 BED | 2 BATH | 976 Sqft | 2 TITLED UNDERGROUND PARKING STALLS | GROUND FLOOR CORNER UNIT | ASSIGNED STORAGE LOCKER. Step into elevated urban living with this updated ground-floor corner residence in the sought-after Laurel House at the Park. Offering 976 sq ft of sophisticated interior space, this 2-bedroom, 2-bathroom home blends modern finishes with thoughtful design. Bathed in natural light, the open-concept layout features new designer lighting, fresh contemporary paint, and elegant touches throughout. The inviting living room centers around a gas fireplace, while the adjacent dining area flows seamlessly into a stylishly updated kitchen, complete with stainless steel appliances, abundant storage, a pantry, and expansive counter space. The primary bedroom includes a large closet and a 4-piece ensuite, while the second bedroom and full bath are perfect for guests. Enjoy the convenience of in-suite laundry and storage, a large patio, and access to great building amenities: car wash bay, fitness room, party room, secure bike storage, and a private courtyard. Unbeatable location near Mount Royal University, schools, shopping, public transit, and quick access to Glenmore & Crowchild Trails. Move-in ready and packed with value!