

\$286,900 - 410, 35 Richard Court Sw, Calgary

MLS® #A2191634

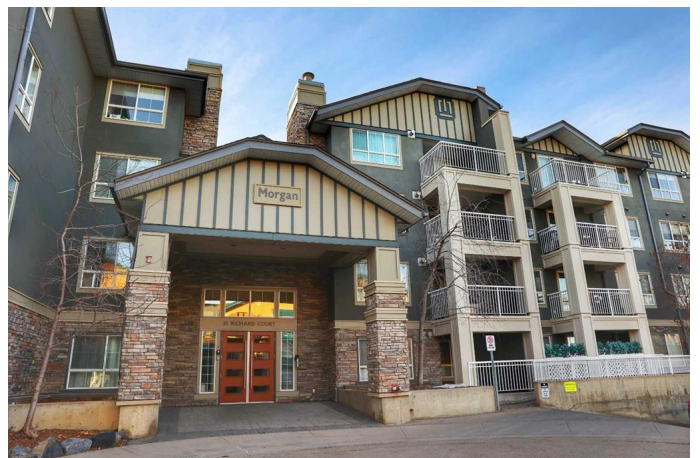
\$286,900

1 Bedroom, 1.00 Bathroom, 549 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to the Morgan in safe and serene Lincoln Park! The Morgan is a PET FRIENDLY, sought-after building and only steps to MRU and shopping, with quick access to Crowchild Trail for easy trips around town. This TOP FLOOR unit is available furnished on request, with a large patio facing onto the park rather than the courtyard. Enjoy GORGEOUS VIEWS of downtown, that are even more stunning at night. This is a perfect property for students, investors, and everyone in between. Walking into the spacious foyer, you'll see the large picture window flooding the home with natural light. The modern kitchen, featuring full height cabinets with new dishwasher and ample counterspace, opens onto the dining and living room, making it a breeze to cook while entertaining friends. The fantastic layout allows for both bar seating and dining table, as well as a large living room set across from the gas fireplace for cozy game or movie nights. Walking onto the balcony, you can't help but imagine evening BBQs, enjoying the view of the downtown skyline. Stepping into the bedroom, you're greeted by another bright window with complete privacy, facing no other buildings. The walkthrough closet, where you'll find your IN SUITE LAUNDRY, leads to the bright and clean ensuite bathroom, which conveniently opens back to the foyer. The central location and easy access is great for getting around to experience what Calgary has to offer. The



building boasts a well outfitted gym, movie and games room with ping pong and foosball, GUEST SUITE for when family comes to town, and to top it off the titled parking stall is close to the elevator and the well-sized storage unit. Book your showing today!

Built in 2003

Essential Information

MLS® #	A2191634
Price	\$286,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	549
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	410, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Dog Park, Elevator(s), Fitness Center, Gazebo, Park, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Awning(s), Balcony, Barbecue, Courtyard, Covered Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2025
Days on Market	40
Zoning	M-H1 d321

Listing Details

Listing Office	CIR Realty
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