

# \$235,000 - 311, 35 Richard Court Sw, Calgary

MLS® #A2206461

**\$235,000**

1 Bedroom, 1.00 Bathroom, 450 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Morgan on the Park, where comfort and convenience meet! This beautiful 1-bedroom suite is perfectly situated, backing onto the lush fields of Mount Royal University and just steps from shopping, caf  s, and Tim Hortons. Inside, you'll love the brand-new luxury plank flooring, adding a modern touch to the open-concept kitchen with a breakfast bar, seamlessly flowing into the bright living area, complete with a cozy corner fireplace. The walk-thru closet leads to a cheater ensuite, offering both style and functionality. Enjoy the private 3rd-floor deck, complete with a gas line for your BBQ  perfect for summer evenings! This unit also features in-suite laundry and comes with all appliances included. Plus, you'll have 1 titled underground heated parking stall with bike storage for added convenience. Morgan on the Park is a well-maintained complex with fantastic amenities, including two guest suites, a gym, a party room, and a beautiful courtyard with a gazebo. Whether you're a student, professional, or investor, this is an amazing opportunity in an unbeatable location! Don  t miss out  book your showing today!

Built in 2003

## Essential Information

MLS   # A2206461

Price \$235,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	450
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	311, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Gazebo
Parking Spaces	1
Parking	Parkade, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Elevator, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Electric, Hot Water
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	33
Zoning	M-H1
HOA Fees	336
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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