

# \$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), Party Room, Fitness Center, Gazebo, Secured Parking
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, Wood Frame, Stucco

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	43
Zoning	M-H1
HOA Fees	336
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.