# \$315,000 - 332, 35 Richard Court Sw, Calgary

MLS® #A2218146

# \$315,000

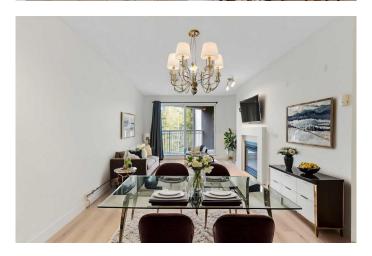
1 Bedroom, 1.00 Bathroom, 670 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this stylish and spacious 1-bedroom plus den condo in the desirable Morgan on the Park, located at 35 Richard Court SW in Calgary's vibrant Lincoln Park communityâ€"just steps from Mount Royal University. This bright 670 sq ft unit offers more room than most, making it ideal for single professionals, couples, students, or downsizers seeking modern comfort in a prime location. JUST completed upgrades include stunning quartz countertops, shaker-style white cabinets with sleek black hardware, upgraded sinks and faucets, and newer appliances, blending modern finishes with functional design. The open-concept layout features a versatile den perfect for a home office, a generous bedroom with a walk-in closet, and a large private balcony that overlooks a beautifully landscaped, tree-lined courtyard, offering a peaceful urban retreat. The unit comes with a titled underground parking stall for year-round convenience. Residents of Morgan on the Park enjoy exceptional amenities including a fully equipped fitness centre, private guest suite, a lounge, secure bike storage, and a tranquil inner courtyard with gazebo. With direct access to transit, major roadways, and just minutes to shopping, restaurants, Marda Loop, North Glenmore Park and downtown, this well-managed building is the perfect blend of lifestyle, location, and value. Don't miss your chance to own this move-in ready gem!







#### **Essential Information**

MLS® # A2218146 Price \$315,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 670

Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 332, 35 Richard Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7M8

# **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite,

Secured Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Guest, Parkade, Secured

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas # of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line, Courtyard, Private Entrance

Construction Stone, Stucco, Wood Frame

#### **Additional Information**

Date Listed May 10th, 2025

Days on Market 3

Zoning M-H1

# **Listing Details**

Listing Office Property Solutions Real Estate Group Inc.

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