\$349,900 - 312, 35 Richard Court Sw, Calgary

MLS® #A2184798

\$349,900

2 Bedroom, 2.00 Bathroom, 785 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Unit #312 in Morgan House, a bright and spacious corner unit with stunning views from every window! Step into the welcoming front entry, where tiled flooring and newer carpets extend throughout the open-concept floor plan. The versatile den makes for a perfect study or office space. The kitchen features ample cabinetry and counter space, seamlessly connecting to the dining and living areasâ€"ideal for entertaining family and friends. The living room boasts a cozy gas fireplace and opens onto a large balcony, perfect for BBQs, offering incredible views. The primary bedroom includes a 4-piece ensuite and a walk-in closet. The second bedroom is generously sized with extra windows for even more natural light. Completing this unit is an additional 3-piece bath and in-suite laundry. This unit comes with a titled underground parking stall and a separate, assigned storage locker. Condo Fees Include: Heat & Water Building Amenities: Fitness Room, Underground Visitor Parking, Guest Suite, and Courtyard. Pets are allowed with board approval. Quick possession is available. With close proximity to Mount Royal University, the shops and restaurants of Marda Loop, and quick access to downtown or the Rocky Mountains, it's no wonder this neighborhood is highly sought after.







Built in 2003

Essential Information

MLS® # A2184798 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 785
Acres 0.00
Year Built 2003

Type Residential
Sub-Type Apartment
Style Low-Rise(1-4)

Status Active

Community Information

Address 312, 35 Richard Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7N9

Amenities

Amenities Visitor Parking

Parking Spaces 1

Parking Assigned, Stall, Underground

of Garages 1

Interior

Interior Features Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows,

Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Baseboard

Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas

of Stories 4

of Stories

Exterior

Exterior Features None

Construction Wood Frame

Additional Information

Date Listed January 3rd, 2025

Days on Market 91

Zoning M-H1 d321

Listing Details

Listing Office RE/MAX Real Estate (Central)

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