

\$250,000 - 311, 35 Richard Court Sw, Calgary

MLS® #A2206461

\$250,000

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 | \$250,000 |

| | |
|----------------|-------------------|
| 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, Recreation Facilities, Elevator |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Baseboard, Hot Water, Electric |
| 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 | 6 |
| Zoning | M-H1 |
| HOA Fees | 336 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office RE/MAX Realty Professionals

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