\$238,800 - 331, 35 Richard Court Sw, Calgary

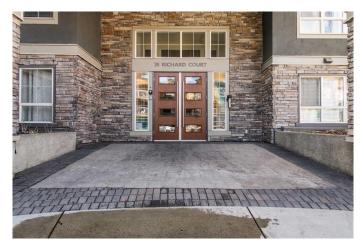
MLS® #A2206582

\$238,800

1 Bedroom, 1.00 Bathroom, 444 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Morgan on the Park! This bright and well-maintained 1-bedroom condo in desirable Lincoln Park offers comfort, convenience, and a superb locationâ€"just steps from Mount Royal University, shops, cafés, and public transit. Enjoy your morning coffee from the west-facing living room and covered patio, complete with a cozy corner gas fireplaceâ€"perfect for chilly evenings. The open-concept kitchen features a stylish tiled backsplash, breakfast bar, dishwasher, and a newer fridge (2024). The in-suite laundry with stacked washer/dryer is conveniently tucked away. This spacious primary bedroom fits a king-sized bed, includes two large closets, and connects to a 4-piece cheater ensuite with a newer toilet and soaker tub. New luxury vinyl plank flooring. Enjoy a large private covered patio with natural privacy from trees and a gas line for BBQsâ€"ideal for relaxing or entertaining. This unit includes a titled underground heated parking stall near the entry door, plus an assigned storage locker. The building boasts fantastic amenities: * Guest suites for visitors *Gym and fitness center* Party and games room with billiards and darts* Secure bike storage* Beautiful central courtyard with a gazebo? Ample underground visitor parking. Whether you're a student, first-time buyer, or investor, this is an incredible opportunity in a vibrant and accessible neighborhood with quick routes to Glenmore, Crowchild, and Stoney Trailâ€"plus easy access to the mountains. Fantastic







property for first time buyers or rental.Don't miss your chance to own or invest in this fantastic property. Book your showing today!

Built in 2003

Essential Information

MLS® # A2206582 Price \$238,800

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 444

Acres 0.00 Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 331, 35 Richard Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E7N9

Amenities

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

Room, Secured Parking

Parking Spaces 1

Parking Guest, Secured, Titled, Underground

of Garages 1

Interior

Interior Features Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Soaking Tub

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

of Stories 4

Exterior

Exterior Features Balcony, Courtyard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed April 4th, 2025

Days on Market 16

Zoning M-H1

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.