

332, 35 Richard Court SW
Calgary, Alberta

MLS # A2218146



\$295,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

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 community—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!