

**340, 35 Richard Court SW
Calgary, Alberta**

MLS # A2230470



\$324,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	878 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s), Natural Gas

Floors: Carpet, Tile

Roof: -

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 651

LLD: -

Zoning: M-H1 d321

Utilities: -

Inclusions: N/A

Welcome to this charming 2 bed, 2 bath plus BEDROOM SIZED DEN WITH CLOSET corner unit in the Morgan building. An abundance of amenities right at your fingertips, not to mention, the vibrant lifestyle that comes with living in Lincoln Park. Whether you're a downtown professional or a mature student at Mount Royal University, you can't beat this location. The unit itself feels spacious and abundant- a functional layout with natural sunlight flooding every room. The front entranceway is accompanied by closet space and a brand new stackable washer/dryer. The kitchen offers a timeless and clean aesthetic with stainless steel accents and a breakfast bar for convenient dining. The dining/living room quarters are open and welcoming to large furniture and a variety of layout capabilities. Completing the common space is a bright and airy den with a closet- spacious enough for a guest bedroom, music room or a work-from-home office. Both bedrooms have their own ensuite and generous closet space for personal belongings. A storage locker for seasonal items and a titled underground parking stall complete this incredible package of condo living. Expect to take advantage of the amenities at the Morgan- an outfitted fitness facility, a lush and welcoming gazebo/courtyard, guest parking, and secure bike storage. Only minutes away from the ring road- which can direct you to any quadrant of the city, this is a prime location for those who commute and require central roots- in addition to backing onto Mount Royal University! Whether you're looking for your new home or a savvy investment opportunity, this condo is move in ready and wont last long!