

202, 35 Richard Court SW
Calgary, Alberta

MLS # A2234817



\$245,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	450 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Plug-In, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 354
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Modern 1-Bedroom Condo in Lincoln Park – Perfect for First-Time Buyers, Investors, students or Downsizers! Discover contemporary urban living in this beautifully maintained 1-bedroom, 1-bathroom condo in the highly sought-after Richards Court property, located in the heart of Lincoln Park, SW Calgary. Whether you're a first-time buyer, a savvy investor, or looking to downsize, this home offers unbeatable value and comfort. Step into a bright, open-concept layout flooded with natural light. The spacious living area features a cozy gas fireplace, ideal for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, perfect for everyday cooking or hosting guests. The generously sized bedroom offers ample space, while the well-appointed bathroom provides comfort and convenience. Enjoy the added benefits of in-suite laundry and all appliances included. Residents at Morgan on the Park enjoy access to exceptional amenities: Fitness center Party room guest suites Beautiful courtyard with gazebo Secure underground heated parking Bike storage This unit includes one titled underground heated parking stall. Located just steps away from Mount Royal University, public transit, parks, shopping, and dining, this condo combines the best of urban convenience with a peaceful, community-oriented lifestyle. Don’t miss your chance to own this incredible unit in an unbeatable location! Book your showing today!