

**250, 35 Richard Court SW**  
**Calgary, Alberta**

**MLS # A2202330**



**\$275,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 434
<b>LLD:</b>	-
<b>Zoning:</b>	M-H1
<b>Utilities:</b>	-

**Inclusions:** N/A

This beautifully updated one-bedroom condo in the sought-after "Morgan on the Park" complex in Lincoln Park features fresh paint, enhancing its bright and welcoming feel. The unit also includes a versatile den/office space, perfect for remote work or additional storage. The spacious primary suite comfortably fits a king-sized bed and offers two generous closets that lead directly to the four-piece "cheater" ensuite bathroom. The open-concept kitchen is equipped a dishwasher, and a convenient front-load washer/dryer combo tucked away in a closet for easy access. For added convenience, this condo includes a titled parking stall located close to the elevator, as well as a titled storage locker for additional belongings. The "Morgan on the Park" offers fantastic amenities, including a guest rental suite, a well-equipped gym, a lounge/games room, secure bike storage, and a peaceful central courtyard featuring a large gazebo. This prime location is within walking distance of Mount Royal University, with nearby shopping options and easy access to major roadways such as Glenmore, Crowchild, and Stoney Trail, providing quick routes around Calgary and to the mountains. This property is an excellent opportunity for both homeowners and investors.&nbsp;  0029788809