

# \$265,000 - 410, 35 Richard Court Sw, Calgary

MLS® #A2213322

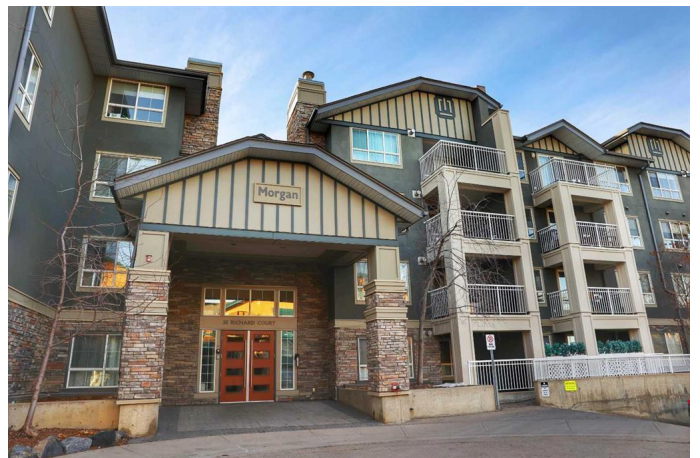
**\$265,000**

1 Bedroom, 1.00 Bathroom, 549 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this lovely TOP FLOOR unit at the Morgan in safe and serene Lincoln Park! The Morgan is a PET FRIENDLY, sought-after building and only steps to MRU and shopping, with quick access to Crowchild Trail for easy trips around town. Enjoy GORGEOUS VIEWS of downtown, that are even more stunning at night on the private patio. This is a great home for students, investors, and everyone in between. Walking into the spacious foyer, youâ€™ll see the large picture window flooding the home with natural light. The modern kitchen, featuring full height cabinets with new dishwasher and ample counterspace, opens onto the dining and living room, making it a breeze to cook while entertaining friends. The fantastic layout allows for both bar seating and dining table, as well as a large living room set across from the gas fireplace for cozy game or movie nights. Walking onto the balcony, you canâ€™t help but imagine evening BBQs, enjoying the view of the downtown skyline. Stepping into the bedroom, youâ€™re greeted by another bright window with complete privacy from the surrounding condos. The walkthrough closet, where youâ€™ll find your brand new stacked IN SUITE LAUNDRY, leads to the bright and clean ensuite bathroom, which conveniently opens back to the foyer. The central location and easy access is great for getting around to experience what Calgary has to offer. The building boasts a well outfitted gym, movie and games room with ping pong



and foosball, GUEST SUITE for when family comes to town, and to top it off the titled parking stall is close to the elevator and the well-sized storage unit. Unit is AVAILABLE FURNISHED. Book your showing today!

Built in 2003

### **Essential Information**

MLS® #	A2213322
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	549
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	410, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

### **Amenities**

Amenities	Park, Secured Parking, Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground, Covered, Titled
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s)
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Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Storage, Barbecue
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	April 19th, 2025
Days on Market	23
Zoning	M-H1

## Listing Details

Listing Office	CIR Realty
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