

# \$235,000 - 311, 35 Richard Court Sw, Calgary

MLS® #A2206461

**\$235,000**

1 Bedroom, 1.00 Bathroom, 450 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Morgan on the Park, where comfort and convenience meet! This beautiful 1-bedroom suite is perfectly situated, backing onto the lush fields of Mount Royal University and just steps from shopping, caf  s, and Tim Hortons. Inside, you'll love the brand-new luxury plank flooring, adding a modern touch to the open-concept kitchen with a breakfast bar, seamlessly flowing into the bright living area, complete with a cozy corner fireplace. The walk-thru closet leads to a cheater ensuite, offering both style and functionality. Enjoy the private 3rd-floor deck, complete with a gas line for your BBQ  perfect for summer evenings! This unit also features in-suite laundry and comes with all appliances included. Plus, you'll have 1 titled underground heated parking stall with bike storage for added convenience. Morgan on the Park is a well-maintained complex with fantastic amenities, including two guest suites, a gym, a party room, and a beautiful courtyard with a gazebo. Whether you're a student, professional, or investor, this is an amazing opportunity in an unbeatable location! Don  t miss out  book your showing today!

Built in 2003

## Essential Information

MLS   # A2206461

Price \$235,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 450               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 311, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E7N9                   |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Party Room, Fitness Center, Gazebo, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground                                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Elevator, Recreation Facilities                           |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric, Hot Water   |
| Cooling           | Other  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 3  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Wood Frame, Stucco |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 39               |
| Zoning         | M-H1             |
| HOA Fees       | 336              |
| HOA Fees Freq. | MON              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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