

# \$238,800 - 331, 35 Richard Court Sw, Calgary

MLS® #A2206582

**\$238,800**

1 Bedroom, 1.00 Bathroom, 444 sqft

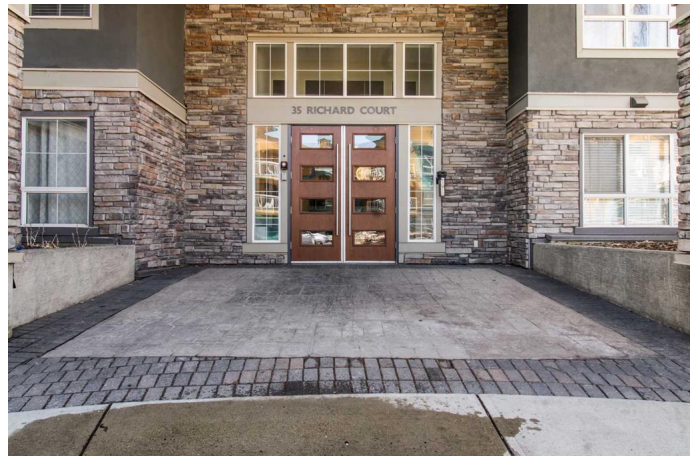
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Morgan on the Park! This bright and well-maintained 1-bedroom condo in desirable Lincoln Park offers comfort, convenience, and a superb location—just steps from Mount Royal University, shops, caf s, and public transit. Enjoy your morning coffee from the west-facing living room and covered patio, complete with a cozy corner gas fireplace—perfect for chilly evenings. The open-concept kitchen features a stylish tiled backsplash, breakfast bar, dishwasher, and a newer fridge (2024). The in-suite laundry with stacked washer/dryer is conveniently tucked away. This spacious primary bedroom fits a king-sized bed, includes two large closets, and connects to a 4-piece cheater ensuite with a newer toilet and soaker tub. New luxury vinyl plank flooring. Enjoy a large private covered patio with natural privacy from trees and a gas line for BBQs—ideal for relaxing or entertaining. This unit includes a titled underground heated parking stall near the entry door, plus an assigned storage locker. The building boasts fantastic amenities:

- \* Guest suites for visitors
- \* Gym and fitness center
- \* Party and games room with billiards and darts
- \* Secure bike storage
- \* Beautiful central courtyard with a gazebo

Ample underground visitor parking. Whether you're a student, first-time buyer, or investor, this is an incredible opportunity in a vibrant and accessible neighborhood with quick routes to Glenmore, Crowchild, and Stoney Trail—plus easy access to the mountains. Fantastic



property for first time buyers or rental. Don't miss your chance to own or invest in this fantastic property. Book your showing today!

Built in 2003

### Essential Information

MLS® #	A2206582
Price	\$238,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	444
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	331, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Bicycle Storage
Parking Spaces	1
Parking	Guest, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4

## **Exterior**

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

## **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	M-H1

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.