

# **\$315,000 - 332, 35 Richard Court Sw, Calgary**

MLS® #A2218146

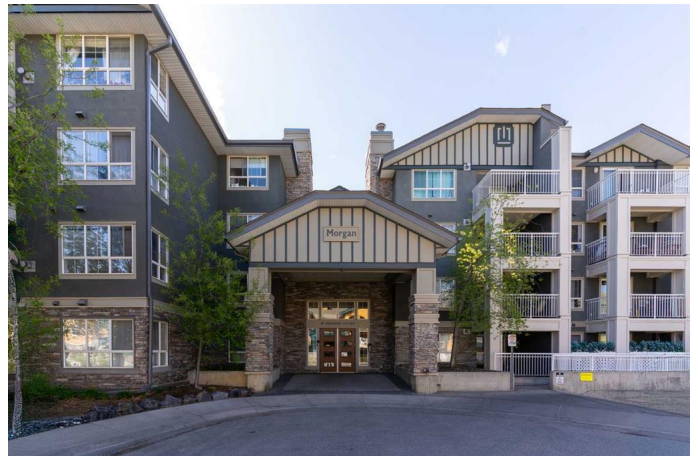
**\$315,000**

1 Bedroom, 1.00 Bathroom, 670 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this stylish and spacious 1-bedroom plus den condo in the desirable Morgan on the Park, located at 35 Richard Court SW in Calgary's vibrant Lincoln Park community—just steps from Mount Royal University. This bright 670 sq ft unit offers more room than most, making it ideal for single professionals, couples, students, or downsizers seeking modern comfort in a prime location. JUST completed upgrades include stunning quartz countertops, shaker-style white cabinets with sleek black hardware, upgraded sinks and faucets, and newer appliances, blending modern finishes with functional design. The open-concept layout features a versatile den perfect for a home office, a generous bedroom with a walk-in closet, and a large private balcony that overlooks a beautifully landscaped, tree-lined courtyard, offering a peaceful urban retreat. The unit comes with a titled underground parking stall for year-round convenience. Residents of Morgan on the Park enjoy exceptional amenities including a fully equipped fitness centre, private guest suite, a lounge, secure bike storage, and a tranquil inner courtyard with gazebo. With direct access to transit, major roadways, and just minutes to shopping, restaurants, Marda Loop, North Glenmore Park and downtown, this well-managed building is the perfect blend of lifestyle, location, and value. Don't miss your chance to own this move-in ready gem!



Built in 2003

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218146          |
| Price          | \$315,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 670               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 332, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7M8                  |

## Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                            |
| Parking        | Guest, Parkade, Secured                                                                                      |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 4   |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Private Entrance |
| Construction      | Stone, Stucco, Wood Frame                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 2              |
| Zoning         | M-H1           |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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