

159, 35 Richard Court SW
Calgary, Alberta

MLS # A2336442



\$279,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	709 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: NA

Welcome to The Morgan in desirable Lincoln Park! This bright and stylish two-bedroom main-floor condo offers an ideal combination of comfort, flexibility, and location. Whether you're a professional working from home, a couple starting out or downsizing, or an investor looking for a great roommate opportunity, this unit checks all the boxes. The interior has been thoughtfully upgraded with a sleek, modern aesthetic, featuring granite countertops, stainless steel appliances, and a stunning Carrara marble fireplace surround that creates a beautiful focal point in the living space. The open layout provides plenty of room for both everyday living and entertaining. Step outside to your private patio, complete with a gas hookup for your BBQ, and enjoy the convenience of titled parking, additional assigned storage, and common secured bike storage. The building also offers excellent amenities, including a party room and a main-floor exercise room. The location is hard to beat. You're within walking distance of shopping, Tim Hortons, restaurants, and everyday amenities, while Mount Royal University is just minutes away. With easy access to major roadways and transit, getting around Calgary is simple. Pet-friendly with board approval this is an excellent opportunity to own in one of Calgary's most convenient southwest communities.