

235, 35 Richard Court SW
Calgary, Alberta

MLS # A2340492



\$249,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	724 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Oversized, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 545
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to MORGAN AT THE PARK, a fantastic ONE BEDROOM + DEN condo overlooking the COURTYARD. This is one of the LARGEST ONE BED FLOOR PLANS in the building, freshly updated with BRAND-NEW FLOORING, NEW BLINDS, and a fresh paint throughout. The OPEN-CONCEPT layout features a spacious LIVING ROOM with a GAS FIREPLACE and patio doors leading to the BALCONY that looks onto greenery, plus a generously sized dining room, perfect for entertaining. The CONTEMPORARY KITCHEN is highly functional with CERAMIC TILE FLOORING, BLACK APPLIANCES including a SLIDE-IN RANGE and OTR MICROWAVE/HOOD FAN, plus a handy PANTRY, while the PENINSULA COUNTER with PENDANT LIGHTING is the perfect spot for casual dining. The BEDROOM offers a large WALK-IN CLOSET and a convenient CHEATER DOOR to the bathroom. Additional extras include IN-SUITE LAUNDRY, one TITLED UNDERGROUND PARKING STALL, and a secure STORAGE LOCKER. The building itself offers fantastic amenities, including a MEDIA/PARTY ROOM, SCREENING ROOM, WORKOUT AREA, BIKE STORAGE, and UNDERGROUND GUEST PARKING. Ideally located within WALKING DISTANCE TO MOUNT ROYAL COLLEGE and an abundance of SHOPS, COFFEE SHOPS, and RESTAURANTS, with only a 10-MINUTE COMMUTE TO DOWNTOWN, this home offers the perfect combination of space, style, and unbeatable location.