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GRASSROOTS REALTY GROUP

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132, 35 Richard Court SW Calgary, Alberta

MLS # A2356337

$229,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 511
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

PET FRIENDLY • PRIVATE PATIO • STEPS TO MRU. Welcome to a well-designed 1 bedroom plus den condo offering great functionality, comfortable living and a location that puts Mount Royal University just minutes away. The open-concept layout makes everyday living easy, with a welcoming living room centred around a gas fireplace and a kitchen featuring dark cabinetry, stainless steel appliances, ample counter space and a convenient breakfast bar. Down the hall, the spacious bedroom features a walk-in closet with built-in organizers, while the Jack and Jill 4 piece bathroom provides easy access from both the bedroom and main living area. The separate den is ideal for a home office, study space or extra storage, and in-suite laundry adds another practical touch. Step outside to the large covered patio, a peaceful and private-feeling space that’s perfect for relaxing, enjoying your morning coffee or unwinding at the end of the day. Morgan on the Park adds even more value with a fitness centre, guest suite, lounge and games room, secure bike storage and a beautifully maintained central courtyard with a gazebo. Close to MRU, transit, restaurants and everyday amenities, this home is a great option for first-time buyers, students, professionals or investors looking for a well-located condo with plenty to offer.

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