



GRASSROOTS
REALTY GROUP

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410, 35 Richard Court SW
Calgary, Alberta

MLS # A2213322



\$265,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	549 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: All furniture negotiable

Welcome to this lovely TOP FLOOR unit at the Morgan in safe and serene Lincoln Park! The Morgan is a PET FRIENDLY, sought-after building and only steps to MRU and shopping, with quick access to Crowchild Trail for easy trips around town. Enjoy GORGEOUS VIEWS of downtown, that are even more stunning at night on the private patio. This is a great home for students, investors, and everyone in between. Walking into the spacious foyer, you'll see the large picture window flooding the home with natural light. The modern kitchen, featuring full height cabinets with new dishwasher and ample countertop space, opens onto the dining and living room, making it a breeze to cook while entertaining friends. The fantastic layout allows for both bar seating and dining table, as well as a large living room set across from the gas fireplace for cozy game or movie nights. Walking onto the balcony, you can't help but imagine evening BBQ's, enjoying the view of the downtown skyline. Stepping into the bedroom, you're greeted by another bright window with complete privacy from the surrounding condos. The walkthrough closet, where you'll find your brand new stacked IN SUITE LAUNDRY, leads to the bright and clean "cheater" ensuite bathroom, which conveniently opens back to the foyer. The central location and easy access is great for getting around to experience what Calgary has to offer. The building boasts a well outfitted gym, movie and games room with ping pong and foosball, GUEST SUITE for when family comes to town, and to top it off the titled parking stall is close to the elevator and the well-sized storage unit. Unit is AVAILABLE FURNISHED. Book your showing today!