



GRASSROOTS
REALTY GROUP

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**312, 35 Richard Court SW
Calgary, Alberta**

MLS # A2219373



\$333,888

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	785 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit #312 in Morgan House, a bright and spacious corner unit with stunning views from every window! Step into the welcoming front entry, where tiled flooring and newer carpets extend throughout the open-concept floor plan. The versatile den makes for a perfect study or office space. The kitchen features ample cabinetry and counter space, seamlessly connecting to the dining and living areas—ideal for entertaining family and friends. The living room boasts a cozy gas fireplace and opens onto a large balcony, perfect for BBQs, offering incredible views. The primary bedroom includes a 4-piece ensuite and a walk-in closet. The second bedroom is generously sized with extra windows for even more natural light. Completing this unit is an additional 3-piece bath and in-suite laundry. This unit comes with a titled underground parking stall and a separate, assigned storage locker. Condo Fees Include: Heat & Water Building Amenities: Fitness Room, Underground Visitor Parking, Guest Suite, and Courtyard. Pets are allowed with board approval. Quick possession is available. With close proximity to Mount Royal University, the shops and restaurants of Marda Loop, and quick access to downtown or the Rocky Mountains, it's no wonder this neighborhood is highly sought after.