



**GRASSROOTS**  
REALTY GROUP

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212, 35 Richard Court SW  
Calgary, Alberta

MLS # A2241521



**\$304,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lincoln Park                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 799 sq.ft.                         | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                 |            |           |
|-------------|-----------------|------------|-----------|
| Heating:    | Baseboard       | Water:     | -         |
| Floors:     | Vinyl Plank     | Sewer:     | -         |
| Roof:       | -               | Condo Fee: | \$ 606    |
| Basement:   | -               | LLD:       | -         |
| Exterior:   | Stucco          | Zoning:    | M-H1 d321 |
| Foundation: | -               | Utilities: | -         |
| Features:   | No Smoking Home |            |           |

Inclusions: None

This inviting, upgraded, and well-maintained two-bedroom, two-bathroom condo and a flex room is ready for you to call home. The open and spacious layout seamlessly connects the kitchen, dining room, and living room, creating an ideal space for entertaining or relaxing. The primary bedroom boasts a walk-in closet and a 4-pc ensuite with a deep-soak tub. The second bedroom is generously sized with a large closet and bathed in natural light from its ample windows. A convenient 3-pc bathroom with a walk-in shower is located just across the hall. You'll appreciate the new vinyl plank flooring and paint throughout. This unit also features in-suite laundry, a large balcony with a quiet and private setting, and a view of trees, underground parking, and an assigned separate storage locker. As a resident of The Morgan, you'll have access to the amenities, including a fitness facility, social room, courtyard, underground visitor parking, bike storage, and a guest suite. The Morgan offers unparalleled convenience. You'll be within walking distance of Mount Royal University and all local amenities. Plus, with easy access to Crowchild Trail and the ring road, you'll have seamless connectivity throughout the city.