



GRASSROOTS
REALTY GROUP

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**356, 35 Richard Court SW
Calgary, Alberta**

MLS # A2254953



\$249,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this bright and inviting 1 bedroom + den condo with titled underground parking in the sought-after community of Lincoln Park. Recently refreshed with new paint and modern flooring, this home offers a clean, move-in-ready feel. The open concept layout features a spacious living area with a cozy gas fireplace and large windows that bring in natural light. The kitchen includes an island with eating bar and ample cabinetry, flowing seamlessly into the dining and living space, perfect for everyday living or entertaining. The den provides excellent flexibility for a home office, study, or guest room. The primary bedroom is generously sized with great closet space, and the 4-piece bathroom is well-appointed. Step outside to the north-facing patio with a gas BBQ hookup, ideal for relaxing evenings. Morgan on the Park is a well-managed, secure building offering heated underground parking, a fitness centre, party room, guest suite, and beautifully maintained common areas. With Mount Royal University just steps away, plus quick access to restaurants, pubs, public transit, and Westhills shopping, the location can't be beat. Whether you're a student, investor, or looking for a low-maintenance lifestyle, this condo is an excellent opportunity.