



**106, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2275483**



**\$237,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	547 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Granite Counters, Soaking Tub, Track Lighting		

**Inclusions:** N/A

OPEN HOUSE Sat. Mar. 21 from 12-3pm!! This value-priced, updated 1-bedroom ground-floor suite offers walk-out convenience to quiet green space&mdash;ideal for unwinding after work or stepping out with your dog without dealing with stairs or elevators. The efficient, well-designed kitchen features full-size appliances, generous cabinetry, and durable black granite countertops&mdash;built for everyday use without fuss. New luxury vinyl plank flooring (installed 2023) adds a clean, modern look, while the gas fireplace provides a warm, low-maintenance focal point. French doors lead to a private primary retreat with views of your patio and surrounding green space. The layout is practical and smart, offering a 4-piece bathroom with cheater ensuite access, in-suite laundry, titled underground parking, and a separate storage locker&mdash;everything in its place. This unit also offers cool comfort in the summer with newly installed A/C. Located in The Morgan, the building delivers on amenities that matter: a fitness room, two guest suites for visitors, secure underground guest parking, and a large party room when you need more space. Outside, enjoy well-kept grounds with a gazebo, plus the convenience of grabbing a coffee or tea at Tim Hortons just a 2 minute walk. An excellent option for first-time buyers, downsizers, or students looking for comfort, function, and strong value in a well-run building.