



GRASSROOTS
REALTY GROUP

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232, 35 Richard Court SW
Calgary, Alberta

MLS # A2279695



\$259,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	667 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 503
LLD:	-
Zoning:	M-H1 d321
Utilities:	-

Inclusions: One building FOB

IDEAL FOR MRU STUDENT OR INVESTORS! This corner-unit living in Morgan House, right in the heart of Lincoln Park. Just minutes from Mount Royal University, transit, and everyday shopping. This is the kind of 1-bedroom that actually feels livable thanks to a unique corner layout with a true dining area and an open, comfortable flow. The kitchen offers a full appliance package and plenty of cabinetry, while the living room is anchored by a cozy gas fireplace perfect for Calgary winters that like to hang around. Step out to your semi-private balcony for fresh air and a quiet reset. Due to being a corner unit the balcony is larger than other units. The primary bedroom is generously sized (yes, a king fits), and you'll love the convenience of in-suite laundry. A large walk-in closet compliments this already large room. A cheater ensuite door provides privacy as well. You also get an underground parking stall plus an assigned storage locker. The den is a great spot for studying, gaming or the 2nd TV area. Residents enjoy excellent building amenities including a fitness centre, party room, guest suite, and an outdoor gazebo area—great for hosting friends or just getting out of your unit without going anywhere. A smart option for first-time buyers, students/faculty, or investors looking for a solid inner-city location