



**232, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2279695**



**\$249,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 503
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**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