



**159, 35 Richard Court SW
Calgary, Alberta**

MLS # A2282811

\$285,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		
Inclusions:	none		

Welcome to "The Morgan" in desirable LINCOLN PARK , main floor TWO bedroom, offering flexibility for professionals working at home, starting out or downsizing couples or for the savvy investors a roommate situation. Ideally located. WALKING distance to shopping, , Tim Horton's and other restaurants. MOUNT ROYAL University is close at hand. This unit has been UPGRADED to make it look sleek and modern including granite counters, stainless steel appliances, Carrara marble F/p, TITLED PARKING and additional assigned storage along with common locked BIKE storage. Enjoy your private area patio with gas hookup available. This building has party room and main floor EXERCISE room. Check out the photos and be sure to go to the end. No waiting possession. and pet friendly with approval.