



**406, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2285080**

**\$247,000**



<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	551 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, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 423
<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>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Top-floor 1-bedroom condo with titled heated underground parking and assigned storage in Morgan at Lincoln Park. Bright open layout featuring a functional kitchen, spacious living area with cozy gas fireplace, in-suite laundry, full bathroom, and private balcony. Enjoy the added privacy and quiet of fourth-floor living with no neighbours above. Ideally located just steps to Mount Royal University, transit, shopping, restaurants, and quick access to major routes—perfect for first-time buyers, students, or investors. Call today for more information or to book your private showing!