



**GRASSROOTS**  
REALTY GROUP

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406, 35 Richard Court SW  
Calgary, Alberta

MLS # A2285080



**\$247,000**

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	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&mdash;perfect for first-time buyers, students, or investors. Call today for more information or to book your private showing!