



205, 35 Richard Court SW  
Calgary, Alberta

MLS # A2291360



**\$214,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	448 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<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, Vinyl Windows		

**Inclusions:** n/a

This stylish 1-bedroom, 1-bathroom condo in the sought-after Morgan building offers the perfect turnkey opportunity in the heart of Lincoln Park. Freshly updated with paint and new laminate flooring, the unit feels bright and modern from the moment you walk in. The functional kitchen is a true standout, featuring full-height cabinetry for ample storage and new backsplash, flowing seamlessly into an open-concept living area anchored by a cozy gas fireplace. Step outside to the great private patio, where you can enjoy peaceful views of the surrounding green space—a rare find in condo living. With the added convenience of in-suite laundry and a well-appointed layout, this home is equally suited for an urban professional or a savvy investor. Residents of The Morgan enjoy a resort-like lifestyle with access to top-tier amenities, including a fitness centre, guest suites, and a media room. Perfectly positioned just steps from Mount Royal University and Lincoln Park Centre, this condo offers unbeatable southwest convenience in a quiet, exceptionally well-managed complex.