



**418, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2167635**



**\$287,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 510
<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>	See Remarks
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Bright and Beautiful! This 1 bedroom plus a den unit in the Morgan Building in Lincoln Park is a perfect place to call home. With an open floor plan, a spacious living room that looks out onto the courtyard and a nice size bedroom, secured underground parking, this place has all you need! Fresh paint and new carpet have been done within the last year. The dishwasher and fridge are new as well. In suite laundry. There is a great gym in the main lobby of the building and a party room, and an outdoor Gazebo. Quick possession available. Vacant Easy to show.