



**410, 35 Richard Court SW
Calgary, Alberta**

MLS # A2191634



\$286,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	549 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-H1 d321
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Track Lighting

Inclusions: Unit is available furnished with negotiation

Welcome to the Morgan in safe and serene Lincoln Park! The Morgan is a PET FRIENDLY, sought-after building and only steps to MRU and shopping, with quick access to Crowchild Trail for easy trips around town. This TOP FLOOR unit is available furnished on request, with a large patio facing onto the park rather than the courtyard. Enjoy GORGEOUS VIEWS of downtown, that are even more stunning at night. This is a perfect property for students, investors, and everyone in between. Walking into the spacious foyer, you’ll see the large picture window flooding the home with natural light. The modern kitchen, featuring full height cabinets with new dishwasher and ample counterspace, opens onto the dining and living room, making it a breeze to cook while entertaining friends. The fantastic layout allows for both bar seating and dining table, as well as a large living room set across from the gas fireplace for cozy game or movie nights. Walking onto the balcony, you can’t help but imagine evening BBQ’s, enjoying the view of the downtown skyline. Stepping into the bedroom, you’re greeted by another bright window with complete privacy, facing no other buildings. The walkthrough closet, where you’ll find your IN SUITE LAUNDRY, leads to the bright and clean “cheater” ensuite bathroom, which conveniently opens back to the foyer. The central location and easy access is great for getting around to experience what Calgary has to offer. The building boasts a well outfitted gym, movie and games room with ping pong and foosball, GUEST SUITE for when family comes to town, and to top it off the titled parking stall is close to the elevator and the well-sized storage unit. Book your showing today!