

155, 35 RICHARD Court SW
Calgary, Alberta

MLS # A2168313



\$249,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	540 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Guest, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	M-H1 d321
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	FOB for Garage, Venetian Blinds		

WELCOME to this FRESHLY PAINTED, (CORNER) Apartment that has 540 Sq Ft in the MORGAN Building, a 17' X 8'; TITLED PARKING STALL in the HEATED UNDERGROUND PARKADE, a 3' X 3'; Assigned STORAGE LOCKER, an 11' X 10' X 3'; PATIO in the VIBRANT Community of LINCOLN PARK!!! This WELL-MAINTAINED Building incl/FITNESS CENTRE, PARTY ROOM, COVERED OUTDOOR GAZEBO, RECREATION ROOM w/Billiards, + Darts, BICYCLE STORAGE, + 30 UNDERGROUND VISITOR PARKING STALLS (w/Owner access), GUEST SUITES (can be rented), + MORE!!! This HOME has a Tiled Foyer, Front Closet, + a 4 pc CHEATER EN-SUITE Bathroom incl/NEW Toilet, + a Soaker Tub to RELAX after a long day, + Shelving for STORAGE. The Stacked Washer-Dryer in the Laundry Room, + the Kitchen has Wood/Silver Cabinetry, SS/Black Appliances, Tiled Backsplash, Countertops incl/Breakfast Bar (Shelving underneath for Storage) for those On-The-Go Meals. The NEW LUXURY VINYL PLANK Flooring leads into the Living Room in this OPEN CONCEPT area for ENTERTAINING w/LOVED ONES. The Corner GAS Fireplace w/Mantle will hold a TV or Decorations. It is PERFECT for those chilly evenings to feel COZY on the couch with a blanket or read a book ENJOYING the AMBIENCE of the fire. The HUGE windows bring in NATURAL LIGHT giving this a SPACIOUS feel. The Dining Room accommodates FAMILY meals while you share MEMORIES, + LAUGHTER around the table. A door opens to the EXTRA-LARGE BRICK COVERED Patio w/LARGE TREES for PRIVACY where you can sit outside basking in the Fresh Air, + Sunshine. Drinking a coffee/tea or watching the leaves change color to slow down time while planning or reflecting on your day. The Primary

Bedroom has a LARGE window, a WALK-IN Closet w/Wire Shelving, + access to the Bathroom. This CORNER unit makes this HOME BIGGER, + BRIGHTER due to having EXTRA Windows. It has a GUEST SUITE (#156) on 1 side, + another unit on the other. It has NEW LIGHTING, + NEW room darkening shades. This is an AMAZING LOCATION incl/MOUNT ROYAL UNIVERSITY a short distance away, approximately a 10-minute drive to DOWNTOWN, SHOPPING/RESTAURANTS, + AMENITIES in Marda Loop, EASY access to the ROCKY MOUNTAINS. Walkways, + Main Roadways. BOOK your Showing TODAY!!!