

**311, 35 Richard Court SW**  
**Calgary, Alberta**

**MLS # A2206461**



**\$250,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	450 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric, Hot Water

**Water:** -

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 336

**Basement:** -

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** M-H1

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Elevator, Recreation Facilities

**Inclusions:** TV and Speakers

Welcome to Morgan on the Park, where comfort and convenience meet! This beautiful 1-bedroom suite is perfectly situated, backing onto the lush fields of Mount Royal University and just steps from shopping, cafes, and Tim Hortons. Inside, you'll love the brand-new luxury plank flooring, adding a modern touch to the open-concept kitchen with a breakfast bar, seamlessly flowing into the bright living area, complete with a cozy corner fireplace. The walk-thru closet leads to a cheater ensuite, offering both style and functionality. Enjoy the private 3rd-floor deck, complete with a gas line for your BBQ—perfect for summer evenings! This unit also features in-suite laundry and comes with all appliances included. Plus, you'll have 1 titled underground heated parking stall with bike storage for added convenience. Morgan on the Park is a well-maintained complex with fantastic amenities, including two guest suites, a gym, a party room, and a beautiful courtyard with a gazebo. Whether you're a student, professional, or investor, this is an amazing opportunity in an unbeatable location! Don't miss out—book your showing today!