

\$299,900 - 123, 35 Richard Court Sw, Calgary

MLS® #A2199060

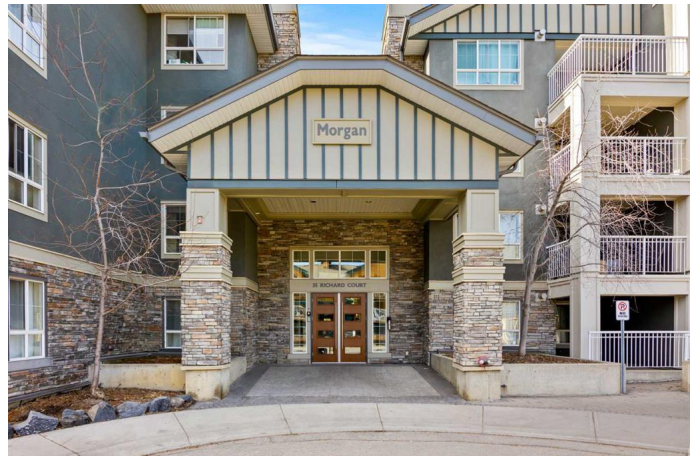
\$299,900

1 Bedroom, 1.00 Bathroom, 740 sqft
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Don't miss your chance to own this beautiful and spacious 1-bedroom plus den condo in the highly sought-after Morgan on the Park! This quiet, pie-shaped unit is perfectly located next to Mount Royal University, with easy access to downtown, major bus routes, roadways, and the vibrant amenities of Marda Loop. One of the largest 1-bedroom units in the building, this condo boasts a kitchen with dark mahogany cabinets, an eating bar, a walk-in pantry, and in-suite laundry. The open-concept living area features a cozy gas fireplace and sliding glass doors that lead to a secure green courtyard view. Step outside onto your large interlocking brick patio, perfect for morning coffee, evening wine, or tending to your personal herb and flower garden. The natural gas hookup makes outdoor dining a breeze!

Inside, you'll find a spacious walk-in closet with a pocket door leading to the 4-piece ensuite bath. The luxury plank flooring throughout adds elegance while being easy to maintain. Additional perks include a titled parking stall near the entrance and elevator for convenience, plus an assigned storage locker and extra storage rooms for bikes and skis. Skip the gym membership! Morgan on the Park offers fantastic amenities, including an exercise room, party room, screening room, and guest suite. Morgan on the Park is known for its quiet, well-designed suites that feel more like a home than an apartment. With



recent upgrades, including a new exterior, patios, eavestroughs, boiler, and security system, this condo is move-in ready! Living here means embracing a fantastic lifestyle! You'll be close to incredible outdoor spaces like the Weaselhead Natural Area, Glenmore Reservoir, River Park, and Sandy Beach. Plus, with quick access to Kananaskis and Banff, weekend adventures are always within reach. Book your private viewing todayâ€”you wonâ€™t be disappointed!

Built in 2003

Essential Information

MLS® #	A2199060
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	740
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	123, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N7N9

Amenities

Amenities	Elevator(s), Fitness Center, Community Gardens, Park
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line
Construction	Stone, Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed	March 4th, 2025
Days on Market	10
Zoning	M-H1 d321

Listing Details

Listing Office	Skyrock
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