

# \$238,800 - 331, 35 Richard Court Sw, Calgary

MLS® #A2206582

**\$238,800**

1 Bedroom, 1.00 Bathroom, 444 sqft

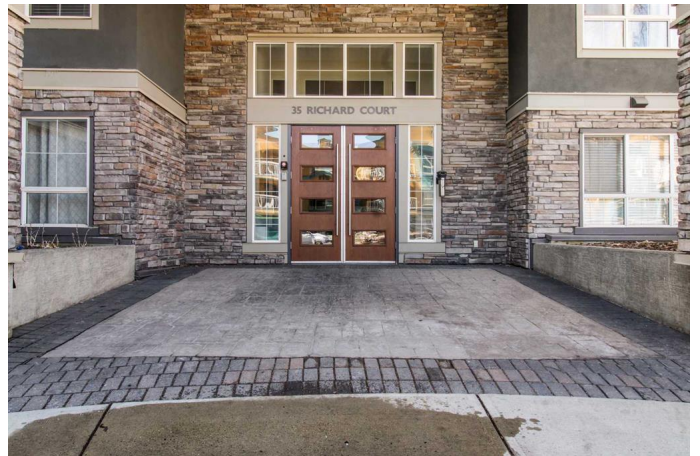
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Morgan on the Park! This bright and well-maintained 1-bedroom condo in desirable Lincoln Park offers comfort, convenience, and a superb location—just steps from Mount Royal University, shops, cafés, and public transit. Enjoy your morning coffee from the west-facing living room and covered patio, complete with a cozy corner gas fireplace—perfect for chilly evenings. The open-concept kitchen features a stylish tiled backsplash, breakfast bar, dishwasher, and a newer fridge (2024). The in-suite laundry with stacked washer/dryer is conveniently tucked away. This spacious primary bedroom fits a king-sized bed, includes two large closets, and connects to a 4-piece cheater ensuite with a newer toilet and soaker tub. New luxury vinyl plank flooring. Enjoy a large private covered patio with natural privacy from trees and a gas line for BBQs—ideal for relaxing or entertaining. This unit includes a titled underground heated parking stall near the entry door, plus an assigned storage locker. The building boasts fantastic amenities:

- \* Guest suites for visitors
- \* Gym and fitness center
- \* Party and games room with billiards and darts
- \* Secure bike storage
- \* Beautiful central courtyard with a gazebo

Ample underground visitor parking. Whether you're a student, first-time buyer, or investor, this is an incredible opportunity in a vibrant and accessible neighborhood with quick routes to Glenmore, Crowchild, and Stoney Trail—plus easy access to the mountains. Fantastic



property for first time buyers or rental. Don't miss your chance to own or invest in this fantastic property. Book your showing today!

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206582          |
| Price          | \$238,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 444               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 331, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E7N9                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Bicycle Storage |
| Parking Spaces | 1   |
| Parking        | Guest, Secured, Titled, Underground   |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub |
|-------------------|--|

|                 |   |
|-----------------|---|
| Appliances      | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Baseboard, Hot Water, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Living Room, Mantle, Tile  |
| # of Stories    | 4   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Courtyard        |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 1               |
| Zoning         | M-H1            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.