

311, 35 Richard Court SW  
Calgary, Alberta

MLS # A2206461

\$235,000

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

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, caf&eacute;s, 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&mdash;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&rsquo;t miss out&mdash;book your showing today!