

\$245,000 - 202, 35 Richard Court Sw, Calgary

MLS® #A2234817

\$245,000

1 Bedroom, 1.00 Bathroom, 450 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Modern 1-Bedroom Condo in Lincoln Park â€œ
Perfect for First-Time Buyers, Investors,
students or Downsizers!

Discover contemporary urban living in this beautifully maintained 1-bedroom, 1-bathroom condo in the highly sought-after Richards Court property, located in the heart of Lincoln Park, SW Calgary. Whether you're a first-time buyer, a savvy investor, or looking to downsize, this home offers unbeatable value and comfort.

Step into a bright, open-concept layout flooded with natural light. The spacious living area features a cozy gas fireplace, ideal for relaxing or entertaining. The modern kitchen is equipped with stainless steel appliances, perfect for everyday cooking or hosting guests.

The generously sized bedroom offers ample space, while the well-appointed bathroom provides comfort and convenience. Enjoy the added benefits of in-suite laundry and all appliances included.

Residents at Morgan on the Park enjoy access to exceptional amenities:

Fitness center

Party room



guest suites

Beautiful courtyard with gazebo

Secure underground heated parking

Bike storage

This unit includes one titled underground heated parking stall.

Located just steps away from Mount Royal University, public transit, parks, shopping, and dining, this condo combines the best of urban convenience with a peaceful, community-oriented lifestyle.

Don't miss your chance to own this incredible unit in an unbeatable location! Book your showing today!

Built in 2003

Essential Information

MLS® #	A2234817
Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	450
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	202, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E7N9

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Community Gardens, Gazebo
Parking Spaces	1
Parking	Heated Garage, Titled, Underground, Plug-In
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	M-H1 d321

Listing Details

Listing Office	CIR Realty
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