

# \$304,900 - 212, 35 Richard Court Sw, Calgary

MLS® #A2241521

**\$304,900**

2 Bedroom, 2.00 Bathroom, 799 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

This inviting, upgraded, and well-maintained two-bedroom, two-bathroom condo and a flex room is ready for you to call home. The open and spacious layout seamlessly connects the kitchen, dining room, and living room, creating an ideal space for entertaining or relaxing. The primary bedroom boasts a walk-in closet and a 4-pc ensuite with a deep-soak tub. The second bedroom is generously sized with a large closet and bathed in natural light from its ample windows. A convenient 3-pc bathroom with a walk-in shower is located just across the hall. You'll appreciate the new vinyl plank flooring and paint throughout. This unit also features in-suite laundry, a large balcony with a quiet and private setting, and a view of trees, underground parking, and an assigned separate storage locker. As a resident of The Morgan, you'll have access to the amenities, including a fitness facility, social room, courtyard, underground visitor parking, bike storage, and a guest suite. The Morgan offers unparalleled convenience. You'll be within walking distance of Mount Royal University and all local amenities. Plus, with easy access to Crowchild Trail and the ring road, you'll have seamless connectivity throughout the city.

Built in 2003

## Essential Information

MLS® #

A2241521



Price	\$304,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	799
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

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

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
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Construction      Stucco

### **Additional Information**

Date Listed      July 19th, 2025

Days on Market      9

Zoning      M-H1 d321

### **Listing Details**

Listing Office      Royal LePage Solutions

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