



GRASSROOTS
REALTY GROUP

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250, 35 Richard Court SW
Calgary, Alberta

MLS # A2307523



\$249,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	-
Features:	Bookcases, Closet Organizers, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 464
LLD:	-
Zoning:	M-H1 d321
Utilities:	-

Inclusions: N/A

This beautifully updated one-bedroom condo in the popular Morgan on the Park complex in Lincoln Park offers a bright and welcoming layout. It includes a versatile den, perfect for a home office or extra storage. The spacious primary bedroom easily fits a king-sized bed and features two closets with direct access to a four-piece ensuite bathroom. The open-concept kitchen comes equipped with appliances, including a dishwasher, and there's a convenient in-suite front-load washer and dryer. This unit also includes a titled parking stall close to the elevator and a titled storage locker. Residents of Morgan on the Park enjoy great amenities such as a guest suite, fitness center, lounge/games room, secure bike storage, and a quiet central courtyard with a gazebo. Located within walking distance to Mount Royal University, this condo is close to shopping and offers easy access to major routes like Glenmore Trail, Crowchild Trail, and Stoney Trail—making commuting around Calgary or heading to the mountains simple. This is a great opportunity for both homeowners and investors. Directions: From Richard Way, turn right onto Richard Place, then turn right onto Richard Court.