$275,900 - 250, 35 Richard Court Sw, Calgary

MLS® #A2202330

$275,900
1 Bedroom, 1.00 Bathroom, 601 sqft
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

This beautifully updated one-bedroom condo in the sought-after "Morgan on the Park" complex in Lincoln Park features fresh paint, enhancing its bright and welcoming feel. The unit also includes a versatile den/office space, perfect for remote work or additional storage.

The spacious primary suite comfortably fits a king-sized bed and offers two generous closets that lead directly to the four-piece "cheater" ensuite bathroom. The open-concept kitchen is equipped a dishwasher, and a convenient front-load washer/dryer combo tucked away in a closet for easy access.

For added convenience, this condo includes a titled parking stall located close to the elevator, as well as a titled storage locker for additional belongings.

The "Morgan on the Park" offers fantastic amenities, including a guest rental suite, a well-equipped gym, a lounge/games room, secure bike storage, and a peaceful central courtyard featuring a large gazebo.

This prime location is within walking distance of Mount Royal University, with nearby shopping options and easy access to major roadways such as Glenmore, Crowchild, and Stoney Trail, providing quick routes around Calgary and to the mountains.
This property is an excellent opportunity for both homeowners and investors.Â

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Built in 2003

Essential Information

MLS® #	A2202330
Price	$275,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	250, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Trash, Guest Suite, Other, Party Room
Parking Spaces	1
Parking	Heated Garage, Stall, Underground
# of Garages	1

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Breakfast Bar
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas, Fireplace(s)
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Concrete, Wood Frame

Additional Information

Date Listed	March 13th, 2025
Days on Market	47
Zoning	M-H1
HOA Fees	434
HOA Fees Freq.	MON

Listing Details

Listing Office	TREC The Real Estate Company

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