$309,900 - 340, 35 Richard Court Sw, Calgary

MLS® #A2236717

$309,900
2 Bedroom, 2.00 Bathroom, 878 sqft
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this charming 2 bed, 2 bath plus BEDROOM SIZED DEN WITH CLOSET corner unit in the Morgan building. An abundance of amenities right at your fingertips, not to mention, the vibrant lifestyle that comes with living in Lincoln Park. Whether youâ€™re a downtown professional or a mature student at Mount Royal University, you canâ€™t beat this location. The unit itself feels spacious and abundant- a functional layout with natural sunlight flooding every room. The front entranceway is accompanied by closet space and a brand new stackable washer/dryer. The kitchen offers a timeless and clean aesthetic with stainless steel accents and a breakfast bar for convenient dining. The dining/living room quarters are open and welcoming to large furniture and a variety of layout capabilities. Completing the common space is a bright and airy den with a closet- spacious enough for a guest bedroom, music room or a work-from-home office. Both bedrooms have their own ensuite and generous closet space for personal belongings. A storage locker for seasonal items and a titled underground parking stall complete this incredible package of condo living. Expect to take advantage of the amenities at the Morgan- an outfitted fitness facility, a lush and welcoming gazebo/courtyard, guest parking, and secure bike storage. Only minutes away from the ring road- which can direct you to any quadrant of the city, this is a prime location for those who

commute and require central roots- in addition to backing onto Mount Royal University! Whether you're looking for your new home or a savvy investment opportunity, this condo is move in ready and wont last long!

Built in 2003

Essential Information

MLS® #	A2236717
Price	$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	340, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Visitor Parking, Car Wash, Gazebo
Parking Spaces	1
Parking	Underground, Titled

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s),

	Microwave, Washer/Dryer, Window Coverings, Oven-Built-In
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Storage, Courtyard
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 3rd, 2025
Days on Market	35
Zoning	M-H1 d321

Listing Details

Listing Office	Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.