

# \$349,900 - 312, 35 Richard Court Sw, Calgary

MLS® #A2184798

**\$349,900**

2 Bedroom, 2.00 Bathroom, 785 sqft

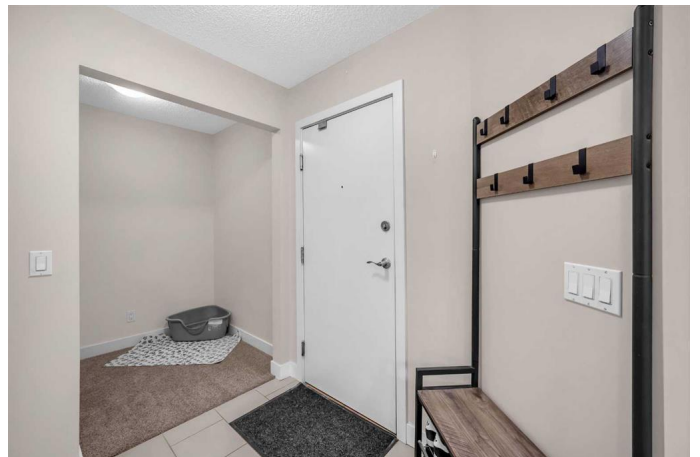
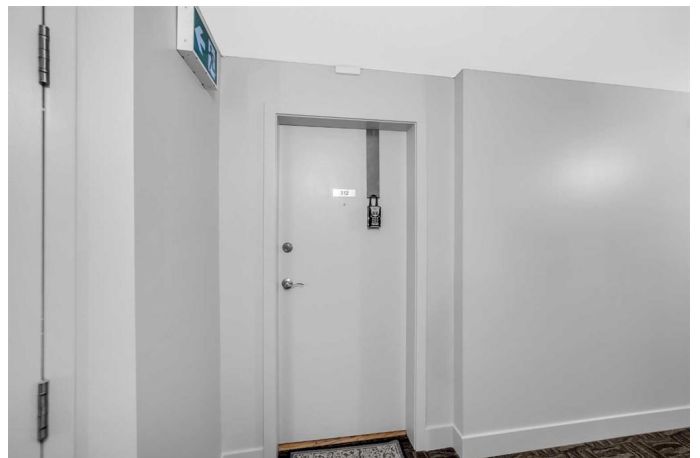
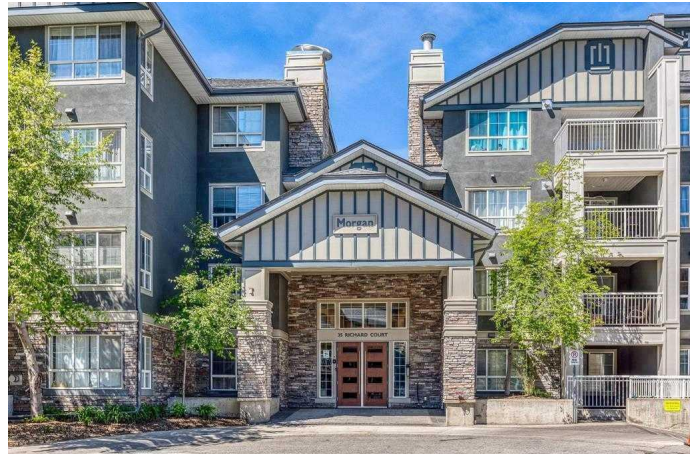
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Unit #312 in Morgan House, a bright and spacious corner unit with stunning views from every window! Step into the welcoming front entry, where tiled flooring and newer carpets extend throughout the open-concept floor plan. The versatile den makes for a perfect study or office space. The kitchen features ample cabinetry and counter space, seamlessly connecting to the dining and living areas—ideal for entertaining family and friends. The living room boasts a cozy gas fireplace and opens onto a large balcony, perfect for BBQs, offering incredible views. The primary bedroom includes a 4-piece ensuite and a walk-in closet. The second bedroom is generously sized with extra windows for even more natural light. Completing this unit is an additional 3-piece bath and in-suite laundry. This unit comes with a titled underground parking stall and a separate, assigned storage locker. Condo Fees Include: Heat & Water Building Amenities: Fitness Room, Underground Visitor Parking, Guest Suite, and Courtyard. Pets are allowed with board approval. Quick possession is available. With close proximity to Mount Royal University, the shops and restaurants of Marda Loop, and quick access to downtown or the Rocky Mountains, it's no wonder this neighborhood is highly sought after.

Built in 2003

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2184798      |
| Price          | \$349,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 785           |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 312, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N9                  |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Visitor Parking              |
| Parking Spaces | 1                            |
| Parking        | Assigned, Stall, Underground |
| # of Garages   | 1                            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

### **Exterior**

Exterior Features None  
Construction Wood Frame

### **Additional Information**

Date Listed January 3rd, 2025  
Days on Market 105  
Zoning M-H1 d321

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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