

# \$324,900 - 340, 35 Richard Court Sw, Calgary

MLS® #A2230470

## \$324,900

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 you're a downtown professional or a mature student at Mount Royal University, you can'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® #         | A2230470          |
| Price          | \$324,900         |
| 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      | Car Wash, Elevator(s), Fitness Center, Party Room, Visitor Parking, Gazebo |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

### **Interior**

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

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

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Courtyard, Storage |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 18              |
| Zoning         | M-H1 d321       |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.