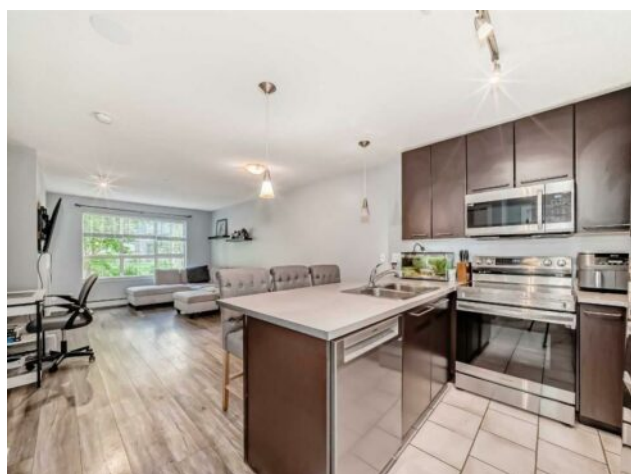


**119, 35 Richard Court SW
Calgary, Alberta**

MLS # A2258045



\$265,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 423
LLD:	-
Zoning:	M-H1 d321
Utilities:	-

Inclusions: Window Coverings, Tv Wall Mount

Bright 1-Bedroom Condo in Lincoln Park – Move-In Ready Welcome to this bright and well-designed 1-bedroom, 1-bathroom condo in the desirable community of Lincoln Park. Featuring a modern open concept with stylish laminate flooring throughout, this home is move-in ready. The functional kitchen offers a convenient breakfast bar and flows into the dining area and comfortable living room, complete with a cozy gas fireplace. The spacious primary bedroom includes ample closet space and a cheater ensuite with a large soaker tub. South-facing windows fill the home with natural light, while the private patio provides direct access to the beautifully landscaped courtyard. Not to mention it's also Pet Friendly! Updates include: All New June 2024 Samsung Appliances: Electric Range, Microwave Hood Fan, Refrigerator, Washer, Dryer, Bosch Dishwasher, Window Coverings (2025) Located in the well-managed Morgan at the Park, residents enjoy access to a Fitness center, party room, titled underground parking, assigned storage locker, rentable guest suites and plenty of visitor parking. The building's central location offers quick access to Mount Royal University, nearby shops and restaurants, and major routes for an easy commute. Don't miss out! See it Today!!