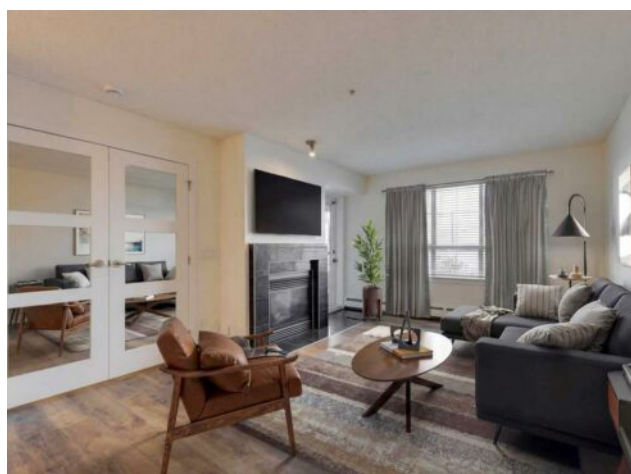


**106, 35 Richard Court SW
Calgary, Alberta**

MLS # A2275483



\$244,800

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-H1 d321
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Soaking Tub, Track Lighting		

Inclusions: N/A

Solid, comfortable, easy living. This value-priced, updated 1-bedroom ground-floor suite offers walk-out convenience to quiet green space—ideal for unwinding after work or stepping out with your dog without dealing with stairs or elevators. The efficient, well-designed kitchen features full-size appliances, generous cabinetry, and durable black granite countertops—built for everyday use without fuss. New luxury vinyl plank flooring (installed 2023) adds a clean, modern look, while the gas fireplace provides a warm, low-maintenance focal point. French doors lead to a private primary retreat with views of your patio and surrounding green space. The layout is practical and smart, offering a 4-piece bathroom with cheater ensuite access, in-suite laundry, titled underground parking, and a separate storage locker—everything in its place. This unit also offers cool comfort in the summer with newly installed A/C. Located in The Morgan, the building delivers on amenities that matter: a fitness room, two guest suites for visitors, secure underground guest parking, and a large party room when you need more space. Outside, enjoy well-kept grounds with a gazebo, plus the convenience of grabbing a coffee or tea at Tim Hortons just a 2 minute walk. An excellent option for first-time buyers, downsizers, or students looking for comfort, function, and strong value in a well-run building.