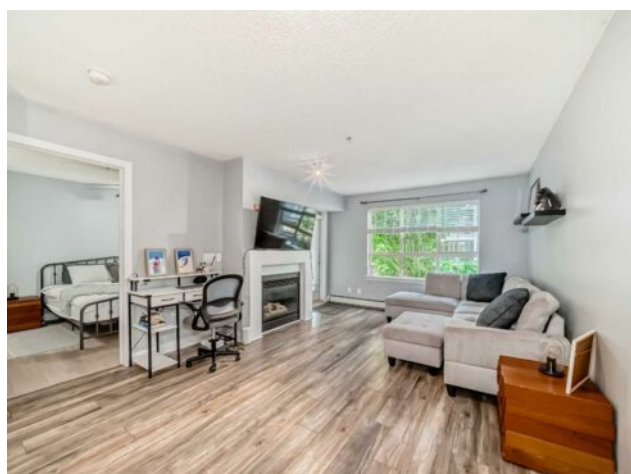


119, 35 Richard Court SW  
Calgary, Alberta

MLS # A2278196



**\$245,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 546 sq.ft.                         | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |           |
|--------------------|--------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Laminate         | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 423    |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Wood Frame              | <b>Zoning:</b>    | M-H1 d321 |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), Open Floorplan |                   |           |

**Inclusions:** Window Coverings, TV Wall Mount

Bright 1-Bedroom Condo in Lincoln Park – Move-In Ready & Pet Friendly Don't miss this bright and beautifully maintained 1-bedroom, 1-bathroom condo in the highly desirable community of Lincoln Park. Featuring a modern open-concept layout with stylish laminate and tile flooring, this move-in-ready home offers comfort, functionality, and exceptional value. The well-appointed kitchen includes a convenient breakfast bar and flows seamlessly into the dining area and inviting living room, complete with a cozy gas fireplace—perfect for everyday living or entertaining. The spacious primary bedroom offers generous closet space and direct access to a cheater ensuite with a large soaker tub. South-facing windows flood the unit with natural light, while the private patio provides direct access to a professionally landscaped courtyard. And it's Pet-friendly! Enjoy peace of mind with recent upgrades, including all-new Samsung Appliances installed in June 2024—Electric Range, Microwave Hood Fan, Refrigerator, Washer, and Dryer—plus a Bosch Dishwasher and New Window Coverings (2025). Located in the well-managed Morgan at the Park, residents benefit from outstanding amenities including a fitness center, party room, rentable guest suites, titled underground parking, assigned storage locker, and ample visitor parking. Ideally situated just minutes from Mount Royal University, shopping, restaurants, and major commuter routes. An excellent opportunity for first-time buyers, investors, or downsizers—schedule your showing today!