

**232, 35 Richard Court SW  
Calgary, Alberta**

**MLS # A2279695**



**\$259,900**

**Division:** Lincoln Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 667 sq.ft. **Age:** 2003 (23 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Parkade, Titled

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 503

**LLD:** -

**Zoning:** M-H1 d321

**Utilities:** -

**Heating:** Baseboard  
**Floors:** Carpet, Tile  
**Roof:** Asphalt Shingle  
**Basement:** -  
**Exterior:** Stone, Stucco, Wood Frame  
**Foundation:** -  
**Features:** No Animal Home, No Smoking Home

**Inclusions:** One building FOB

**IDEAL FOR MRU STUDENT OR INVESTORS!** This corner-unit living in Morgan House, right in the heart of Lincoln Park. Just minutes from Mount Royal University, transit, and everyday shopping. This is the kind of 1-bedroom that actually feels livable thanks to a unique corner layout with a true dining area and an open, comfortable flow. The kitchen offers a full appliance package and plenty of cabinetry, while the living room is anchored by a cozy gas fireplace perfect for Calgary winters that like to hang around. Step out to your semi-private balcony for fresh air and a quiet reset. Due to being a corner unit the balcony is larger than other units. The primary bedroom is generously sized (yes, a king fits), and you'll love the convenience of in-suite laundry. A large walk-in closet compliments this already large room. A cheater ensuite door provides privacy as well. You also get an underground parking stall plus an assigned storage locker. The den is a great spot for studying, gaming or the 2nd TV area. Residents enjoy excellent building amenities including a fitness centre, party room, guest suite, and an outdoor gazebo area—great for hosting friends or just getting out of your unit without going anywhere. A smart option for first-time buyers, students/faculty, or investors looking for a solid inner-city location.