

# \$349,900 - 440, 35 Richard Court Sw, Calgary

MLS® #A2235536

**\$349,900**

2 Bedroom, 2.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Wow!! what a wonderful opportunity to own a top floor, west-facing corner unit in The Morgan on the Park, located in the desirable community of Lincoln Park. This spacious 2-bedroom plus large den, 2-bathroom apartment offers a bright and functional layout with beautiful mountain views from the large balcony. The open-concept design flows seamlessly from the kitchen—complete with a pantry, ample counter space, and an eating area into the cozy living room with a fireplace. The two bedrooms are thoughtfully positioned on opposite sides of the unit, each with its own ensuite, making it perfect for shared living with a roommate or family member. Other highlights include laminate flooring throughout, in-suite laundry and storage, and titled underground parking with an additional assigned storage locker. The Morgan on the Park is a well-maintained building that offers great amenities, including an exercise room, party room, guest suite, secure bike storage, and gas BBQ hookup on the covered patio. It's also wheelchair accessible and provides plenty of visitor parking. All of this is just a short walk to Mount Royal University, with nearby restaurants, shopping, and convenient access to downtown or out of the city. A fantastic home in a prime location!

Built in 2003



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235536          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 874               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 440, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2E 7N9                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Mantle  |
| # of Stories      | 4   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt                   |
| Construction      | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 18              |
| Zoning         | M-H1 d321       |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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