

# \$259,900 - 356, 35 Richard Court Sw, Calgary

MLS® #A2254953

## \$259,900

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

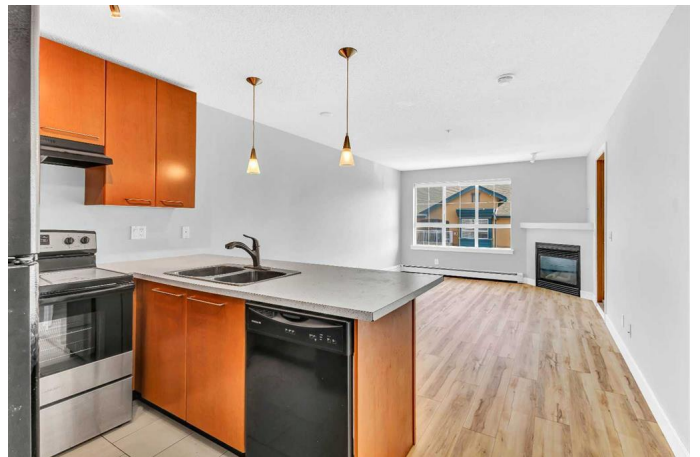
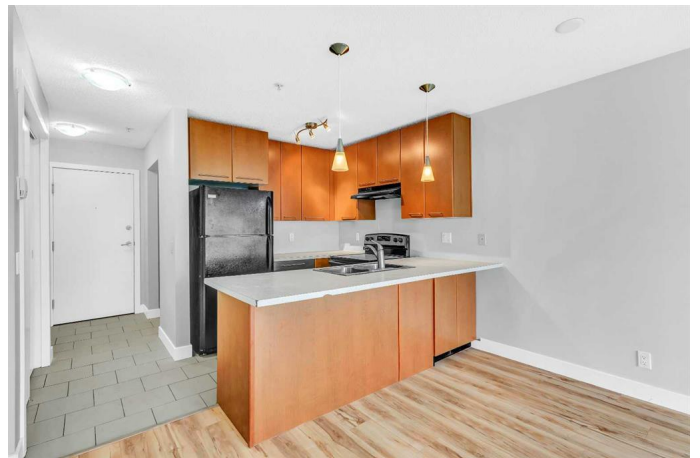
Welcome to this bright and inviting 1 bedroom + den condo with titled underground parking in the sought-after community of Lincoln Park. Recently refreshed with new paint and modern flooring, this home offers a clean, move-in-ready feel.

The open concept layout features a spacious living area with a cozy gas fireplace and large windows that bring in natural light. The kitchen includes an island with eating bar and ample cabinetry, flowing seamlessly into the dining and living space, perfect for everyday living or entertaining. The den provides excellent flexibility for a home office, study, or guest room.

The primary bedroom is generously sized with great closet space, and the 4-piece bathroom is well-appointed. Step outside to the north-facing patio with a gas BBQ hookup, ideal for relaxing evenings.

Morgan on the Park is a well-managed, secure building offering heated underground parking, a fitness centre, party room, guest suite, and beautifully maintained common areas. With Mount Royal University just steps away, plus quick access to restaurants, pubs, public transit, and Westhills shopping, the location can't be beat.

Whether you're a student, investor, or looking for a low-maintenance lifestyle, this



condo is an excellent opportunity.

Built in 2003

**Essential Information**

MLS® #	A2254953
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	592
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	356, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

**Amenities**

Amenities	Elevator(s), Fitness Center
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	4

**Exterior**

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 7th, 2025
Days on Market	2
Zoning	M-H1 d321

**Listing Details**

Listing Office	2% Realty
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