

# \$249,900 - 356, 35 Richard Court Sw, Calgary

MLS® #A2254953

**\$249,900**

1 Bedroom, 1.00 Bathroom, 592 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

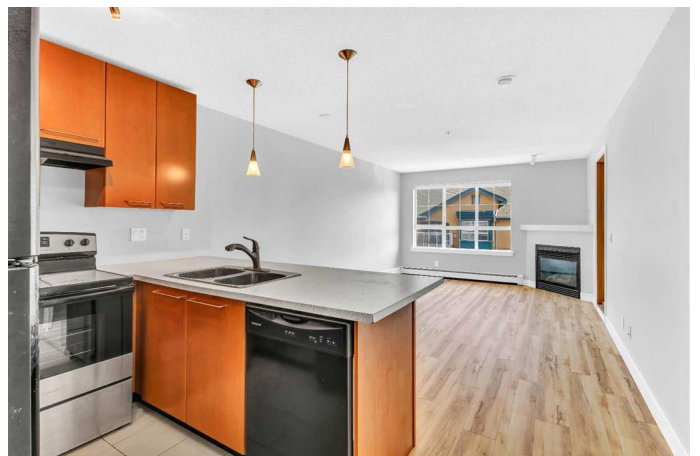
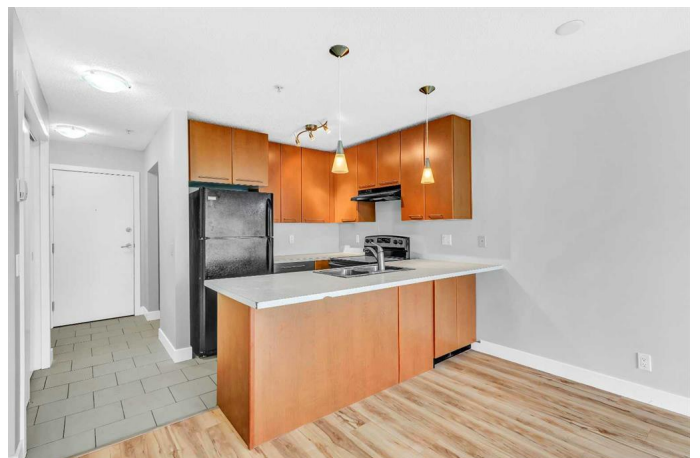
Welcome to this bright and inviting 1 bedroom + den condo with titled underground parking in the sought-after community of Lincoln Park. Recently refreshed with new paint and modern flooring, this home offers a clean, move-in-ready feel.

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          | \$249,900         |
| 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 | 53                  |
| Zoning         | M-H1 d321           |

### Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.