

\$279,800 - 348, 35 Richard Court Sw, Calgary

MLS® #A2131312

\$279,800

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

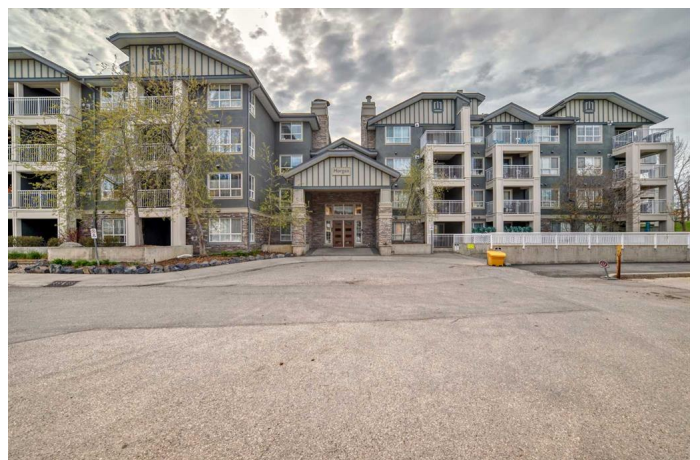
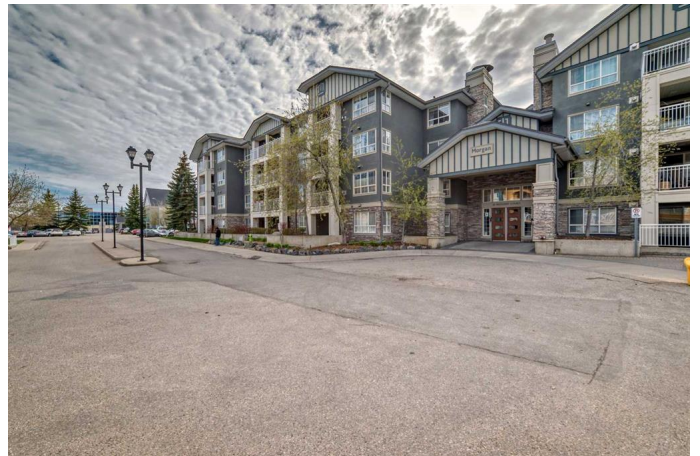
Lincoln Park, Calgary, Alberta

LOCATION! LOCATION! LOCATION!

Opportunity knocks with this updated and bright 1 bedroom plus den unit in Morgan on the Park! Located directly across from Mount Royal University it is a great option for parents of MRU students, students themselves, and investors. This third-floor unit has had many recent upgrades. In the past year, most of the flooring has been changed to vinyl plank, it has been freshly painted, new fridge, new countertops, new sinks, a new hood fan, and new faucets. The dishwasher and stove are under 2 years old and the washer/dryer are under 5 years old. It features an open concept kitchen with a breakfast bar, a spacious living room with a large south-facing window and a corner gas fireplace, a queen-sized primary bedroom with double closets and a cheater 4-piece ensuite, and a flex room/den off of the main entry. The large south-facing balcony is private. The building itself underwent major upgrades in the past seven years (roof, balconies, etc.). Reasonable condo fees, titled underground parking, an assigned storage locker, and a main floor fitness room, social room, and guest suite round out the features of this great unit/great building in an amazing location. EASY ACCESS TO STONY TRAIL. THIS WILL WILL NOT LAST LONG.

Built in 2003

Essential Information



MLS® #	A2131312
Price	\$279,800
Sold Price	\$264,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	594
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	348, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard, Lighting, Storage
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 10th, 2024
Date Sold	August 7th, 2024
Days on Market	88
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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