

\$275,000 - 109, 35 Richard Court Sw, Calgary

MLS® #A2157242

\$275,000

1 Bedroom, 1.00 Bathroom, 596 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to the MORGAN! This inviting MAIN FLOOR unit features a spacious bedroom plus DEN, along with a modern 4pc bathroom. The highlight of this home is the WALK-OUT PATIO, which provides direct access to the outdoors and faces GREENSPACE. The patio is also equipped with a gas line, making it perfect for year-round OUTDOOR cooking. The OPEN-CONCEPT layout seamlessly integrates the kitchen, living, and dining areas. The kitchen has been updated with GRANITE countertops and breakfast bar, creating an ideal space for cooking and entertaining. Throughout the unit, you'll find stylish and durable VINYL PLANK flooring. A GAS FIREPLACE adds warmth and coziness, especially during the colder months. The primary bedroom is designed with comfort in mind, featuring a ceiling fan and a WALK-THRU CLOSET that leads directly to the main bathroom. For added convenience, a newer WASHER and DRYER are included! This unit also comes with an UNDERGROUND parking stall (#144) and a STORAGE locker (#002) located in storage room #1. The Morgan offers a variety of amenities for residents, including a second-floor LOUNGE, first-floor GYM, communal outdoor COURTYARD and underground VISITOR PARKING for your guests. For those who cycle, a BICYCLE STORAGE room is available, and the building is equipped with THREE elevators for easy access. The Morgan is conveniently located



close to a variety of restaurants, shops, and services and is just minutes away from MOUNT ROYAL University. For shopping and outdoor activities, youâ€™re only 10 minutes from both CHINOOK Centre and the GLENMORE RESERVOIR. Don't miss this AMAZING opportunity!

Built in 2003

Essential Information

MLS® #	A2157242
Price	\$275,000
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	596
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	109, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Other, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 30th, 2024
Days on Market	14
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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