

# \$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	24
Zoning	M-H1 d321

### **Listing Details**

Listing Office	CIR Realty
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