# \$325,000 - 113, 35 Richard Court Sw, Calgary

MLS® #A2248647

### \$325,000

2 Bedroom, 2.00 Bathroom, 801 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Say hello to Unit #113 in Morgan House â€" a bright and well-designed 2 bedroom + den, 2 bathroom corner unit offering space, style, and unbeatable walkability. Whether you're buying your first home, heading to Mount Royal University, investing, or downsizing, this unit hits the mark with an airy, open-concept layout and durable luxury vinyl plank flooring that's waterproof, pet-proof, and scratch-resistant. Thoughtfully laid out with privacy in mind, the two bedrooms are separated on opposite sides of the condo. The primary suite includes a walk-through closet leading into a private 4-piece ensuite, while the second bedroom gets plenty of sunshine thanks to corner windows. Need a work-from-home setup? The den is ideal as a home office, study, or creative space. The kitchen offers loads of cabinetry and counter space, opening up seamlessly into the dining and living areas â€" perfect for hosting. A gas fireplace adds warmth and ambiance, while the ground-level walk-out patio gives you easy outdoor access, complete with a gas line for year-round grilling and a great spot to let your pet out or catch the afternoon sun. Additional features include in-suite laundry, titled underground parking (#097), assigned storage locker (#007), and heated visitor parking. Residents enjoy access to fantastic building amenities like a fitness room, guest suite, bike storage, courtyard, and a fully-equipped party room with owner's lounge. This is a pet-friendly building (with board approval), and







quick possession is available. With easy access to major routes like Stoney, Glenmore, and Crowchild, and just minutes from Marda Loop, public transit, and MRU, it's easy to see why Morgan House is such a sought-after spot.

#### Built in 2003

#### **Essential Information**

MLS® # A2248647 Price \$325,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 801
Acres 0.00

Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 113, 35 Richard Court Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7N9

#### **Amenities**

Amenities Bicycle Storage, Fitness Center, Guest Suite, Party Room

Parking Spaces 1

Parking Heated Garage, Underground

# of Garages 1

#### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer/Dryer,

Window Coverings

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 4

#### **Exterior**

Exterior Features Playground

Construction Stucco, Wood Frame

# **Additional Information**

Date Listed August 18th, 2025

Days on Market 73

Zoning M-H1 d321

HOA Fees Freq. MON

# **Listing Details**

Listing Office CIR Realty

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