



# 35 Richard Court Calgary Alberta

\$295,000

Welcome to Morgan on the Park, where you can experience the perfect blend of comfort and luxury. This 3rd floor 1 bedroom + den unit is a sight to behold. This is the XL inside corner floorplan that faces south over the courtyard. The unit is very open and has a spacious kitchen and dining area, large living room with gas fireplace and patio doors that lead to the enormous balcony that overlooks the courtyard and greenspace. The large balcony has a gas line for BBQ. The primary bedroom also overlooks the courtyard, providing a serene view. The 4pc bath, en suite laundry, and den are just some of the features that make this unit stand out. The building offers a plethora of amenities, including an exercise room, a rec room that can be booked for functions, and a guest suite. You can also enjoy underground heated parking (stall 100) and a storage locker (unit 40). The low monthly fee includes gas, water/sewer, and insurance. There is also underground visitor parking. If square footage and space are on your must have list: this property has over 700 square feet. This 3rd floor unit has newer paint and luxury laminate flooring. The primary bedroom has a walk-in closet and a cheater door to the bathroom. The kitchen is an open concept with modern appliances quartz countertops and tile backsplash. There is updated lighting and plumbing fixtures. The location can't be beat, as it's walking distance to Mount Royal University. Nearby shopping, restaurants and cafes make it easy to pick up dinner or a coffee without a car trip. Around the corner from Garrison Green and Currie Barracks shopping districts and just a few blocks to Crowchild and Glenmore Trail, making it a short commute to Downtown, West Hills, and the Rockyview Hospital. This property is perfect for those who want to live in a comfortable and luxurious larger space with great on site amenities, easy commuting t...

Other 2.60 M x 1.20 M  
 Other 4.20 M x 3.60 M  
 Dining room 3.50 M x 2.90 M  
 Living room 3.50 M x 3.40 M  
 Den 2.60 M x 1.80 M

Primary Bedroom 4.50 M x 4.10 M  
 4pc Bathroom 2.60 M x 2.50 M  
 Other 1.60 M x 1.60 M  
 Pantry 2.60 M x 1.00 M

Listing Presented By:



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See

**Mirror**

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