



# 35 Richard Court Calgary Alberta

\$329,000

Great opportunity to own a two bedroom, primary bedroom has large walk in closet, two bathrooms, 4pce ensuite. You do not need to wait for the elevator as this bright and open plan home is on the main level of the sought after Morgan building in the popular community of Lincoln Park. This freshly painted home boasts gas fire place that ads warmth on those cold winter days & evenings. Need a place to work at home this home also has a computer/study room. Enjoy the large patio with gas hook up for a barbeque directly off the living room. No need for a gym membership as this condominium offers its own plus plus a games room and guest suite. Location that cant be beat, five minute walk to a shopping center with a nice mix of health care tenants ,small restaurants and always popular Tim Hortons plus walk to Mount Royal University. Easy access to Schools and a short ride to down town and Glenmore Park. (id:6769)

Living room 20.25 Ft x 13.25 Ft

Kitchen 11.00 Ft x 9.83 Ft

Primary Bedroom 11.67 Ft x 10.83 Ft

Bedroom 9.25 Ft x 9.33 Ft

Office 5.67 Ft x 5.25 Ft

Other 6.75 Ft x 5.67 Ft

4pc Bathroom 8.25 Ft x 5.25 Ft

3pc Bathroom 7.50 Ft x 5.08 Ft

Other 5.33 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://remaxmountainviewcalgary.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca