



35 Richard Court Calgary Alberta

\$279,800

LOCATION! LOCATION! LOCATION! Opportunity knocks with this updated and bright 1 bedroom plus den unit in Morgan on the Park! Located directly across from Mount Royal University it is a great option for parents of MRU students, students themselves, and investors. This third-floor unit has had many recent upgrades. In the past year, most of the flooring has been changed to vinyl plank, it has been freshly painted, new fridge, new countertops, new sinks, a new hood fan, and new faucets. The dishwasher and stove are under 2 years old and the washer/dryer are under 5 years old. It features an open concept kitchen with a breakfast bar, a spacious living room with a large south-facing window and a corner gas fireplace, a queen-sized primary bedroom with double closets and a cheater 4-piece ensuite, and a flex room/den off of the main entry. The large south-facing balcony is private and features a gas line. The building itself underwent major upgrades in the past seven years (roof, balconies, etc.). Reasonable condo fees, titled underground parking, an assigned storage locker, and a main floor fitness room, social room, and guest suite round out the features of this great unit/great building in an amazing location. EASY ACCESS TO STONY TRAIL. THIS WILL WILL NOT LAST LONG. (id:6769)

Primary Bedroom 11.83 Ft x 9.67 Ft

Other 5.92 Ft x 7.92 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Other 4.67 Ft x 4.75 Ft

Den 5.17 Ft x 7.67 Ft

Laundry room 3.00 Ft x 3.00 Ft

Kitchen 8.75 Ft x 8.08 Ft

Living room/Dining room 17.00 Ft x 11.67 Ft

Other 10.75 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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