



## 35 Richard Court Calgary Alberta

\$249,900

PRICE REDUCED!! Bright 1-Bedroom Condo in Lincoln Park - Move-In Ready! Welcome to this bright and well-designed 1-bedroom, 1-bathroom condo in the desirable community of Lincoln Park. Featuring a modern open concept with stylish laminate flooring throughout, this home is move-in ready. The functional kitchen offers a convenient breakfast bar and flows into the dining area and comfortable living room, complete with a cozy gas fireplace. The spacious primary bedroom includes ample closet space and a cheater ensuite with a large soaker tub. South-facing windows fill the home with natural light, while the private patio provides direct access to the beautifully landscaped courtyard. Not to mention it's also Pet Friendly! Updates include: All New June 2024 Samsung Appliances: Electric Range, Microwave Hood Fan, Refrigerator, Washer, Dryer, Bosch Dishwasher, Window Coverings (2025). Located in the well-managed Morgan at the Park, residents enjoy access to a Fitness center, party room, titled underground parking, assigned storage locker, rentable guest suites and plenty of visitor parking. The building's central location offers quick access to Mount Royal University, nearby shops and restaurants, and major routes for an easy commute. Don't miss out! See it Today!! (id:6769)

Primary Bedroom 9.67 Ft x 10.83 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
Laundry room 5.33 Ft x 2.67 Ft  
Other 4.92 Ft x 5.42 Ft

Living room/Dining room 12.08 Ft x 18.58 Ft  
Other 8.50 Ft x 7.75 Ft  
Other 9.58 Ft x 14.50 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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