



35 Richard Court Calgary Alberta

\$244,800

Smart, comfortable, easy living. This value-priced, updated 1-bedroom ground-floor suite offers walk-out convenience to quiet green space—ideal for unwinding after work or stepping out with your dog without dealing with stairs or elevators. The efficient, well-designed kitchen features full-size appliances, generous cabinetry, and durable black granite countertops—built for everyday use without fuss. New luxury vinyl plank flooring (installed 2023) adds a clean, modern look, while the gas fireplace provides a warm, low-maintenance focal point. French doors lead to a private primary retreat with views of your patio and surrounding green space. The layout is practical and smart, offering a 4-piece bathroom with cheater ensuite access, in-suite laundry, titled underground parking, and a separate storage locker—everything in its place. This unit also offers cool comfort in the summer with newly installed A/C. Located in The Morgan, the building delivers on amenities that matter: a fitness room, two guest suites for visitors, secure underground guest parking, and a large party room when you need more space. Outside, enjoy well-kept grounds with a gazebo, plus the convenience of grabbing a coffee or tea at Tim Hortons just a 2 minute walk. An excellent option for first-time buyers, downsizers, or students looking for comfort, function, and strong value in a well-run building. (id:6769)

Kitchen 8.83 Ft x 8.25 Ft
Living room/Dining room 12.25 Ft x 10.67 Ft
Dining room 7.75 Ft x 6.00 Ft

Primary Bedroom 10.83 Ft x 9.67 Ft
4pc Bathroom 9.17 Ft x 5.08 Ft
Foyer 5.08 Ft x 5.00 Ft

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca