



## 35 Richard Court Calgary Alberta

\$259,900

IDEAL FOR MRU STUDENT OR INVESTORS! This corner-unit living in Morgan House, right in the heart of Lincoln Park. Just minutes from Mount Royal University, transit, and everyday shopping. This is the kind of 1-bedroom that actually feels livable thanks to a unique corner layout with a true dining area and an open, comfortable flow. The kitchen offers a full appliance package and plenty of cabinetry, while the living room is anchored by a cozy gas fireplace perfect for Calgary winters that like to hang around. Step out to your semi-private balcony for fresh air and a quiet reset. Due to being a corner unit the balcony is larger than other units. The primary bedroom is generously sized (yes, a king fits), and you'll love the convenience of in-suite laundry. A large walk-in closet compliments this already large room. A cheater ensuite door provides privacy as well. You also get an underground parking stall plus an assigned storage locker. The den is a great spot for studying, gaming or the 2nd TV area. Residents enjoy excellent building amenities including a fitness centre, party room, guest suite, and an outdoor gazebo area--great for hosting friends or just getting out of your unit without going anywhere. A smart option for first-time buyers, students/faculty, or investors looking for a solid inner-city location (id:6769)

Kitchen 11.00 Ft x 8.67 Ft

Living room 14.00 Ft x 11.75 Ft

Dining room 10.25 Ft x 9.50 Ft

Laundry room 4.33 Ft x 3.17 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Primary Bedroom 16.17 Ft x 10.92 Ft

Other 4.92 Ft x 4.92 Ft

Den 5.50 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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**RE/MAX Realty Professionals**

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