



## 35 Richard Court Calgary Alberta

\$285,000

Welcome to "The Morgan" in desirable LINCOLN PARK, main floor TWO bedroom, offering flexibility for professionals working at home, starting out or downsizing couples or for the savvy investors a roommate situation. Ideally located. WALKING distance to shopping, Tim Horton's and other restaurants. MOUNT ROYAL University is close at hand. This unit has been UPGRADED to make it look sleek and modern including granite counters, stainless steel appliances, Carrara marble F/p, TITLED PARKING and additional assigned storage along with common locked BIKE storage. Enjoy your private area patio with gas hookup available. This building has party room and main floor EXERCISE room. Check out the photos and be sure to go to the end. No waiting possession. and pet friendly with approval. (id:6769)

Living room 21.25 Ft x 11.83 Ft

Bedroom 9.75 Ft x 9.25 Ft

Kitchen 11.00 Ft x 8.83 Ft

4pc Bathroom Measurements not available

Primary Bedroom 10.92 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

<http://www.dianepayne.com/>

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)