

406, 35 Richard Court SW
Calgary, Alberta

MLS # A2285080

\$247,000



Heating:	Baseboard, Fireplace(s), Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-H1 d321
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Top-floor 1-bedroom condo with titled heated underground parking and assigned storage in Morgan at Lincoln Park. Bright open layout featuring a functional kitchen, spacious living area with cozy gas fireplace, in-suite laundry, full bathroom, and private balcony. Enjoy the added privacy and quiet of fourth-floor living with no neighbours above. Ideally located just steps to Mount Royal University, transit, shopping, restaurants, and quick access to major routes—perfect for first-time buyers, students, or investors. Call today for more information or to book your private showing!