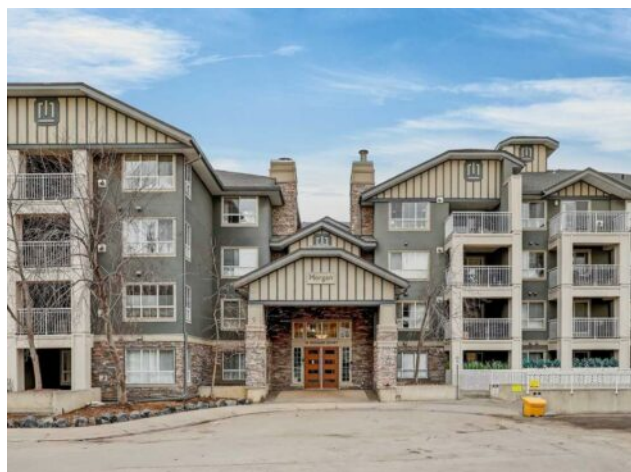


406, 35 Richard Court SW
Calgary, Alberta

MLS # A2285080



\$247,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 551 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------|
| 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!