

**35 RICHARD Court #312, Calgary T3E 7N9**

MLS® #: **A2160372** Area: **Lincoln Park** Listing Date: **08/29/24** List Price: **\$359,900**  
 Status: **Active** County: **Calgary** Change: **-\$14k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **785**  
 Low Sqft:  
 Ttl Sqft: **785**

DOM

**114**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Laminate Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 10`10"</b>	<b>Den</b>	<b>Main</b>	<b>5`2" x 5`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`1" x 21`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 12`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$575** Title: **Fee Simple** Zoning: **M-H1 d321**

Fee Freq:  
**Monthly**

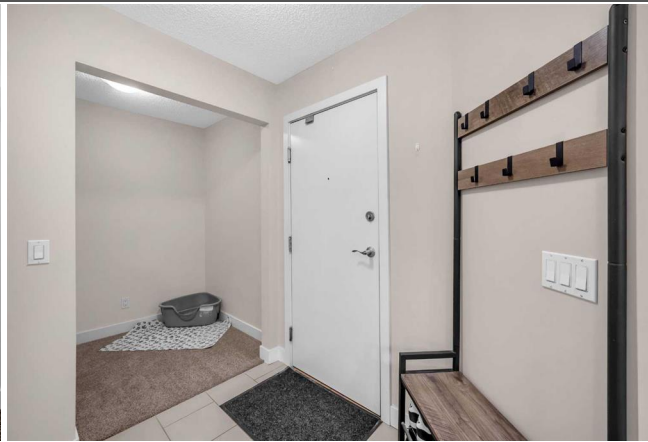
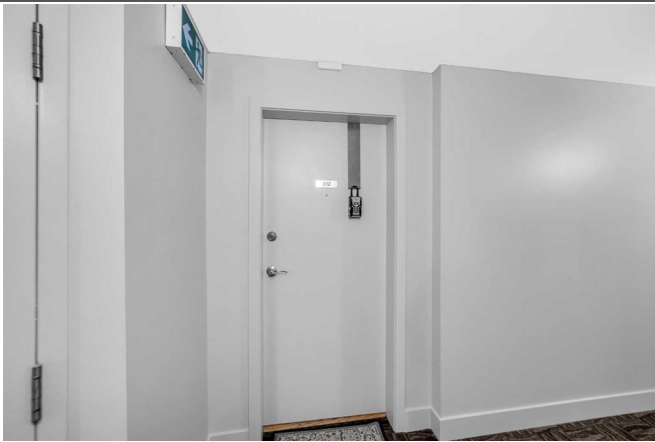
Legal Desc: **0310427**

Remarks

Pub Rmks: **Welcome to Unit #312 in Morgan House, a bright and spacious corner unit with stunning views from every window! Step into the welcoming front entry, where tiled flooring and newer carpets extend throughout the open-concept floor plan. The versatile den makes for a perfect study or office space. The kitchen features ample cabinetry and counter space, seamlessly connecting to the dining and living areas—ideal for entertaining family and friends. The living room boasts a cozy gas fireplace and opens onto a large balcony, perfect for BBQs, offering incredible views. The primary bedroom includes a 4-piece ensuite and a walk-in closet. The second bedroom is generously sized with extra windows for even more natural light. Completing this unit is an additional 3-piece bath and in-suite laundry. This unit comes with a titled underground parking stall and a separate, assigned storage locker. Condo Fees Include: Heat & Water Building Amenities: Fitness Room, Underground Visitor Parking, Guest Suite, and Courtyard. Pets are allowed with board approval. Quick possession is available. With close proximity to Mount Royal University, the shops and restaurants of Marda Loop, and quick access to downtown or the Rocky Mountains, it's no wonder this neighborhood is highly sought after.**

Inclusions: **Garage Door Opener**  
Property Listed By: **RE/MAX Real Estate (Central)**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





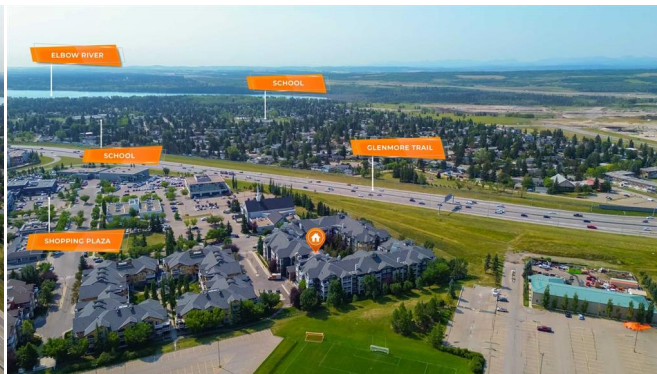
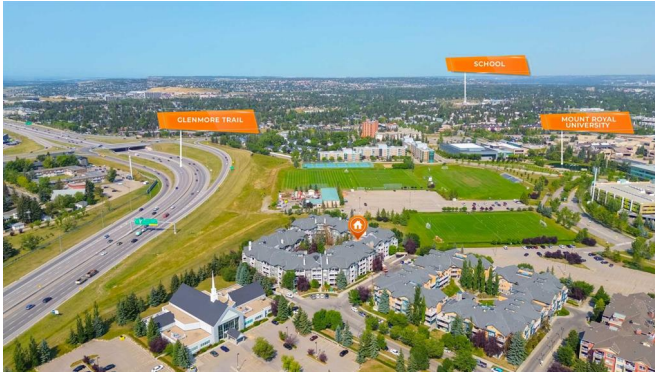
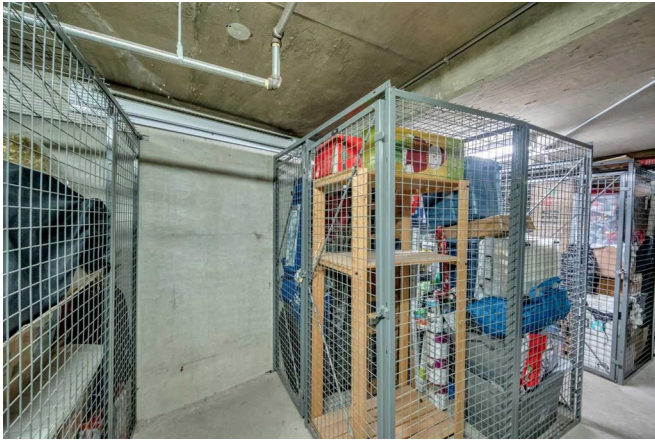












312-35 Richard Ct SW, Calgary, AB

