

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:

Access:

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

Finished Floor Area

Abv Sqft: **785**
 Low Sqft:
 Ttl Sqft: **785**

DOM

84
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

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

Legal/Tax/Financial

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

Fee Freq:
Monthly

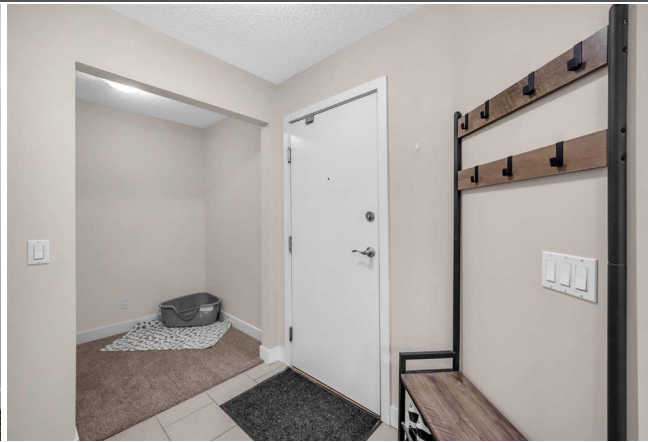
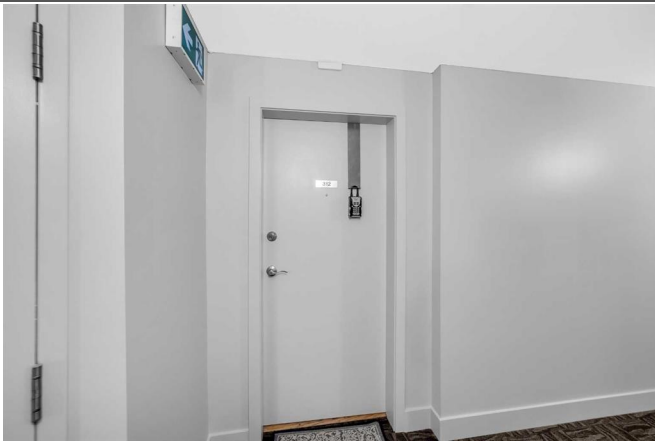
Legal Desc: **0310427**

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)**

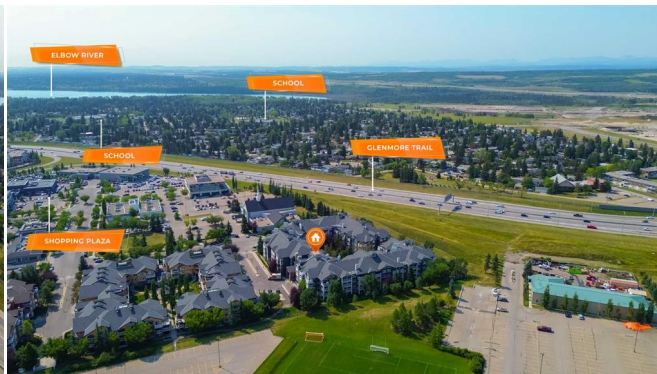
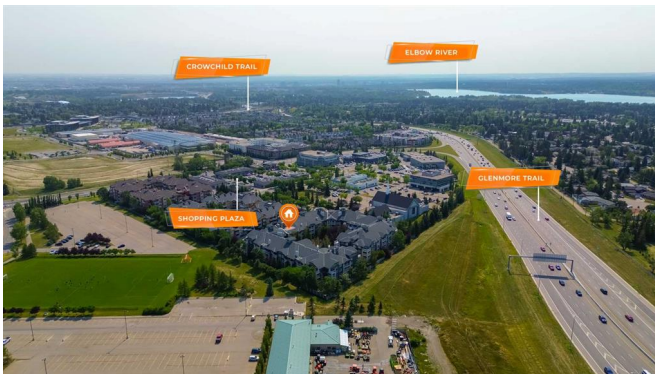
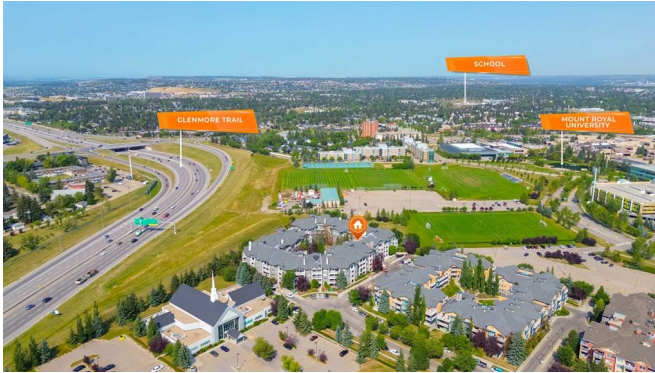
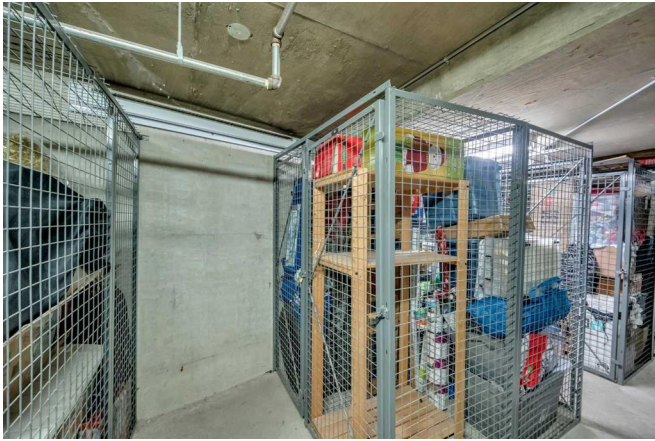
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











312-35 Richard Ct SW, Calgary, AB



White regions are excluded from total floor area in SUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.