

# \$369,000 - 113, 35 Richard Court Sw, Calgary

MLS® #A2213712

**\$369,000**

2 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Say hello to Unit #113 in Morgan House – a bright and well-designed 2 bedroom + den, 2 bathroom corner unit offering space, style, and unbeatable walkability. Whether you’re buying your first home, heading to Mount Royal University, investing, or downsizing, this unit hits the mark with an airy, open-concept layout and durable luxury vinyl plank flooring that’s waterproof, pet-proof, and scratch-resistant. Thoughtfully laid out with privacy in mind, the two bedrooms are separated on opposite sides of the condo. The primary suite includes a walk-through closet leading into a private 4-piece ensuite, while the second bedroom gets plenty of sunshine thanks to corner windows. Need a work-from-home setup? The den is ideal as a home office, study, or creative space. The kitchen offers loads of cabinetry and counter space, opening up seamlessly into the dining and living areas – perfect for hosting. A gas fireplace adds warmth and ambiance, while the ground-level walk-out patio gives you easy outdoor access, complete with a gas line for year-round grilling and a great spot to let your pet out or catch the afternoon sun. Additional features include in-suite laundry, titled underground parking (#097), assigned storage locker (#007), and heated visitor parking. Residents enjoy access to fantastic building amenities like a fitness room, guest suite, bike storage, courtyard, and a fully-equipped party room with owner’s lounge. This is a pet-friendly building (with board approval) and



quick possession is available. With easy access to major routes like Stoney, Glenmore, and Crowchild, and just minutes from Marda Loop, public transit, and MRU, it's easy to see why Morgan House is such a sought-after spot.

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213712          |
| Price          | \$369,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 801               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 113, 35 Richard Court Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N9                  |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 4   |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Playground         |
| Construction      | Stucco, Wood Frame |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 65            |
| Zoning         | M-H1          |
| HOA Fees Freq. | MON           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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