



\$ 220,000.00

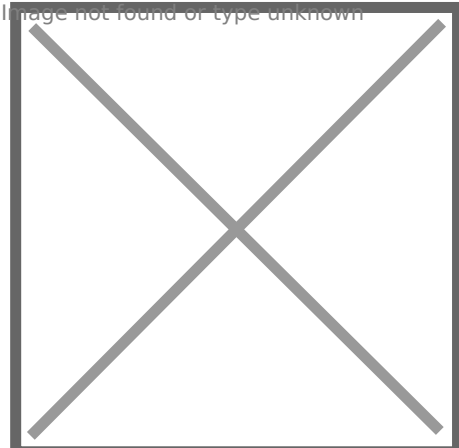
## 415 35 RICHARD COURT SW CALGARY

<https://paulbrinton.com>

Bright, sunny, open 2 bedroom CORNER UNIT in "Morgan at the Park" with Large private balcony with gas BBQ connection & northwest exposure overlooking green space & mountain views! Spacious foyer with a double closet that opens to a very open floor plan with chic & modern wide plank laminate...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1138648

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2003

**Parking:** Parkade, Underground

**Post Updated:** 2021-10-07 20:43:28

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 08/13/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Laminate

**Fireplace Features:** Gas

**Exterior Features:** Private Entrance,Private Yard

**Cooling:** None

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Association Amenities:** Elevator(s),Fitness Center

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**District:** CAL Zone W

**Interior Features:** See Remarks

**Heating Type:** Baseboard,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-H1 d321

**List Price Square Foot:** \$ 325.03

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple



**Photo Count:** 37

**Unit Exposure:** NW

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 723.00

**Structure Type:** Low Rise (2-4 stories)

**Rooms Above Grade:** 5

**Unit Number:** 415

**Suite:** No

**Appliances:** Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

**Subdivision Name:** Lincoln Park

**Restrictions:** Board Approval

