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155, 35 RICHARD Court SW  
Calgary, Alberta

MLS # A2168313



**\$260,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	540 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	M-H1 d321
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	FOB for Garage, Venetian Blinds		

WELCOME to this FRESHLY PAINTED, (CORNER) Apartment that has 540 Sq Ft in the MORGAN Building, a 17' X 8'; TITLED PARKING STALL in the HEATED UNDERGROUND PARKADE, a 3' X 3'; Assigned STORAGE LOCKER, an 11' X 10'; PATIO in the VIBRANT Community of LINCOLN PARK!!! This WELL-MAINTAINED Building incl/FITNESS CENTRE, PARTY ROOM, COVERED OUTDOOR GAZEBO, RECREATION ROOM w/Billiards, + Darts, BICYCLE STORAGE, + 30 UNDERGROUND VISITOR PARKING STALLS (w/Owner access), GUEST SUITES (can be rented), + MORE!!! This HOME has a Tiled Foyer, Front Closet, + a 4 pc CHEATER EN-SUITE Bathroom incl/NEW Toilet, + a Soaker Tub to RELAX after a long day, + Shelving for STORAGE. The Stacked Washer-Dryer in the Laundry Room, + the Kitchen has Wood/Silver Cabinetry, SS/Black Appliances, Tiled Backsplash, Countertops incl/Breakfast Bar (Shelving underneath for Storage) for those On-The-Go Meals. The NEW LUXURY VINYL PLANK Flooring leads into the Living Room in this OPEN CONCEPT area for ENTERTAINING w/LOVED ONES. The Corner GAS Fireplace w/Mantle will hold a TV or Decorations. It is PERFECT for those chilly evenings to feel COZY on the couch with a blanket or read a book ENJOYING the AMBIENCE of the fire. The HUGE windows bring in NATURAL LIGHT giving this a SPACIOUS feel. The Dining Room accommodates FAMILY meals while you share MEMORIES, + LAUGHTER around the table. A door opens to the EXTRA-LARGE BRICK COVERED Patio w/LARGE TREES for PRIVACY where you can sit outside basking in the Fresh Air, + Sunshine. Drinking a coffee/tea or watching the leaves change color to slow down time while planning or reflecting on your day. The Primary

Bedroom has a LARGE window, a WALK-IN Closet w/Wire Shelving, + access to the Bathroom. This CORNER unit makes this HOME BIGGER, + BRIGHTER due to having EXTRA Windows. It has a GUEST SUITE (#156) on 1 side, + another unit on the other. It has NEW LIGHTING, + NEW room darkening shades. This is an AMAZING LOCATION incl/MOUNT ROYAL UNIVERSITY a short distance away, approximately a 10-minute drive to DOWNTOWN, SHOPPING/RESTAURANTS, + AMENITIES in Marda Loop, EASY access to the ROCKY MOUNTAINS. Walkways, + Main Roadways. BOOK your Showing TODAY!!!