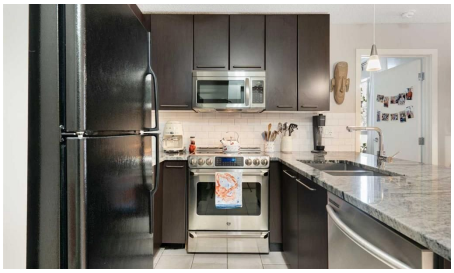
159 35 Richard Court SW

Calgary | Active | MLS® A2354336

$278,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2003**	**709.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to The Morgan in desirable Lincoln Park! This bright and stylish two-bedroom main-floor condo offers an ideal combination of comfort, flexibility, and location. Whether you're a professional working from home, a couple starting out or downsizing, or an investor looking for a great roommate opportunity, this unit checks all the boxes.

The interior has been thoughtfully upgraded with a sleek, modern aesthetic, featuring granite countertops, stainless steel appliances, and a stunning Carrara marble fireplace surround that creates a beautiful focal point in the living space. The open layout provides plenty of room for both everyday living and entertaining.

Step outside to your private patio, complete with a gas hookup for your BBQ, and enjoy the convenience of titled parking, additional assigned storage, and common secured bike storage. The building also offers excellent amenities, including a party room and a main-floor exercise room.

The location is hard to beat. You're within walking distance of shopping, Tim Hortons, restaurants, and everyday amenities, while Mount Royal University is just minutes away. With easy access to major roadways and transit, getting around Calgary is simple.

Pet-friendly with board approval this is an excellent opportunity to own in one of Calgary's most convenient southwest communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354336
Bedrooms	2
Bathrooms	1
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	709.48 sq. ft.
Condo Fee:	$587.18
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0310427
Heating:	Baseboard, Fireplace(s), Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)

Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Morgan
Community:	Lincoln Park (Calgary)
Amenities:	Elevator(s), Fitness Center, Gazebo, Party Room, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Bedroom · 9'9" × 9'4" ·
Main Floor	Dining Room · 11'11" × 10' ·
Main Floor	Living Room · 11'11" × 7'10" ·
Main Floor	Bedroom - Primary · 18'2" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths

Interior Features:	Granite Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Exterior Features:	Balcony, Courtyard, Garden
Patio And Porch Features:	Balcony(s), Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-H1
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/159-35-richard-court-sw-calgary-a2354336/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.