339 35 Richard Court SW

Calgary | Active | MLS® A2346928

$350,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2003**	**875 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

RARE FIND! SPECTACULAR CHIC CONDO showcasing TWO Titled Parking stalls - Two bedrooms plus a den (or 3rd bedroom) - 2 baths - Spacious covered balcony facing into the courtyard - End Unit with NEW Paint, New Carpet and underlay! This is truly a Beautiful, Quiet condo, with exceptional views adjacent to MOUNT ROYAL University, 10 minutes to DOWNTOWN Calgary, 10 minutes to WESTHILL'S Shopping Plaza and only minutes to the MAGNIFICENT NORTH GLENMORE PARK featuring, biking and walking paths, Kayaking or canoeing on the Reservoir and more! You may also enjoy Embracing the vibrant communities of Marda Loop and Currie Barracks just a short drive away, that offer trendy dining, boutique shopping, and entertainment options. This bright, sunny end unit features granite kitchen counters, a spacious kitchen island, an abundance of cabinetry, a Corner Gas fireplace for ambience throughout the living space, a second bathroom with jack and jill doors for guests also connected to the second bedroom! The two bedrooms are separated by the living area creating privacy for roommates or guests. The office space has a closet and a lovely large SW facing window ideal for a home office or you can enclose it for a 3rd bedroom. Primary bedroom is expansive with a four-piece bathroom including a granite counter. Second bedroom is also generous in size with amazing views into the courtyard with an abundance of trees for privacy! Second bathroom is a three-piece and is connected to the 2nd bedroom with its own door creating an ensuite. Wait..... Now you are sure to be impressed as you step out onto the OVERSIZED COVERED BALCONY with a Gas line for barbecuing and space for several pieces of outdoor furniture making it perfect for morning coffees, nighttime relaxation, as you enjoy a glass of wine and entertaining several guests!! The Morgan Building is beautifully updated and includes an abundance of guest parking, a newly renovated exercise room, a party room perfect for entertaining guests, on site management, a guest suite for visitors, Bike Storage and a secured and heated underground parkade for your vehicles, your guests and your two storage lockers! Incredible value, MOVE-IN ready, making it the perfect property to call your new home or new investment! Don't miss the chance to call this condo your own, where comfort, convenience, and a vibrant community converge in perfect harmony. Experience the best of Calgary living at "The Morgan".

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346928
Bedrooms	2
Bathrooms	2
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:	875 sq. ft.
Main Level Finished Area:	875 sq. ft.
Condo Fee:	$673.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0310427

Heating:	Baseboard, Electric, Fireplace(s), Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Garage Spaces:	2
Parking:	Enclosed, Guest, Heated Garage, Owned, Parkade, Secured, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Morgan
Community:	Lincoln Park (Calgary)
Amenities:	Bicycle Storage, Fitness Center, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Living Room · 20'4" × 11'5" ·

Main Floor	Bedroom - Primary · 11'10" × 11'8" ·
Main Floor	Bedroom · 121'2" × 10'1" ·
Main Floor	Dining Room · 11'5" × 8'1" ·
Main Floor	Kitchen · 8'7" × 8'1" ·
Main Floor	Den · 8' × 7'3" ·
Main Floor	Foyer · 7'11" × 5'10" ·
Main Floor	Laundry · 3'3" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Exterior Features:	BBQ gas line, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-H1 d321
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/339-35-richard-court-sw-calgary-a2346928/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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