

\$349,900 - 304, 25 Richard Place Sw, Calgary

MLS® #A2091258

\$349,900

2 Bedroom, 2.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

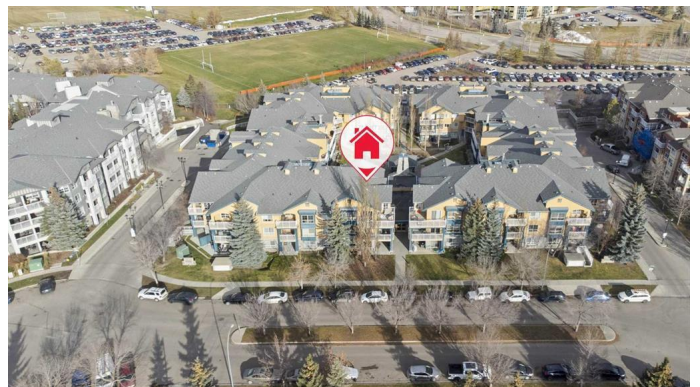
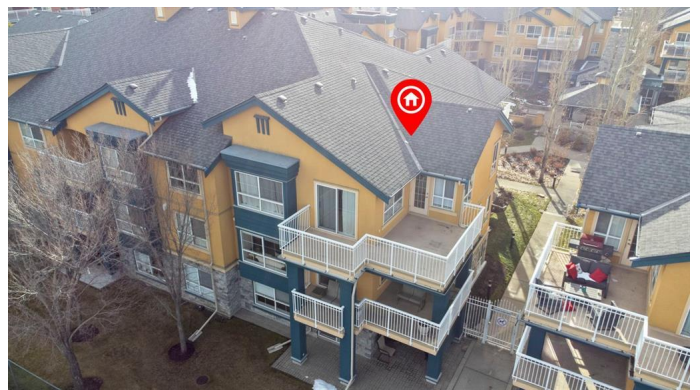
This top-floor unit, just steps away from Mount Royal University, offers an attractive opportunity for investors, first time home buyers and those looking to downsize.

Featuring two bedrooms plus a den, this northwest corner end unit is bathed in natural light, creating a bright and spacious living environment. Pride of ownership shows throughout and with only one shared wall, this unit is whisper quiet. This unit also comes with two titled parking spots in the underground heated and secure garage!

The kitchen boasts granite counters, complemented by updated appliances, including fridge, dishwasher, electric stove, and an over-the-range microwave. The open-concept living area features an electric fireplace, adding warmth and ambiance to the space.

The unit includes a practical 3-piece bathroom for guests and a luxurious 4-piece master bathroom. In addition to the convenience of a laundry room with side by side washer and dryer, the unit is tastefully updated with hardwood floors.

The master bedroom easily accommodates a king-sized bed and offers a spacious walk-in closet, providing ample storage. The wraparound sun-filled balcony is perfect for enjoying the outdoors and taking in the views.



Don't miss the chance to make this corner unit your home, where you can enjoy modern amenities, a prime location, and bright and spacious living. Contact your favourite realtor today to schedule a viewing and experience all that this property has to offer.

Built in 1999

Essential Information

MLS® #	A2091258
Price	\$349,900
Sold Price	\$372,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,134
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	304, 25 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N1

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Other
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 21st, 2023
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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