

# \$240,000 - 431, 22 Richard Place Sw, Calgary

MLS® #A2108757

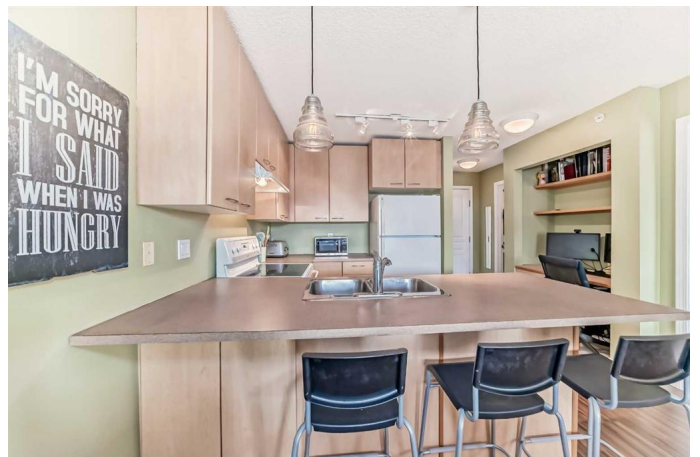
**\$240,000**

1 Bedroom, 1.00 Bathroom, 568 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to this TOP FLOOR, 1-BED CONDO in the desirable community of Lincoln Park! Conveniently located steps away from Mount Royal University, ATCO Park and the many shops and restaurants of Lincoln Park Centre. This BRIGHT, west facing unit, is one of the larger 1 bedroom floorplans and features over 560sq.ft of living space with its own LAUNDRY ROOM, open floor plan, BUILT IN DESK, corner gas fireplace, custom blinds and large corner balcony! There is room for a dedicated kitchen table or use the eat up bar in the kitchen. The bedroom has dual closets and a cheater walk-through to the 4-piece bath. With no carpet to be found, this unit is clean and has been extremely well cared for. This unit has TITLED underground parking (close to the elevator), dedicated additional storage locker and bike parking, Trafalgar House also boasts onsite GYM, party room, private courtyard, underground car wash and is PET FRIENDLY (one dog is allowed up to 24" at the shoulder and 66lbs, up to two pets in all)! The diligent condo board has ensured that continued works have been completed, including exterior balcony work and roof replacement. Many walkable amenities can be found nearby including: Spot On Kitchen and Bar, Domino's™s Pizza, Logix Hair Salon, and Tim Hortons. Westhills Shopping Centre is a quick drive away and with easy access to both Crowchild and Glenmore Trail, commuting through the City or making your way West to the mountains is a breeze. Welcome Home!



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2108757    |
| Price          | \$240,000   |
| Sold Price     | \$255,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 568         |
| Acres          | 0.00        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 431, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

## Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                           |
| Parking        | Parkade, Underground                                                                        |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator, Kitchen Island, Laminate Counters, Open Floorplan, Recreation Facilities, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                                      |
| Heating           | Baseboard                                                                                                      |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Covered Courtyard |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Stucco, Wood Frame  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2024 |
| Date Sold      | March 4th, 2024     |
| Days on Market | 11                  |
| Zoning         | M-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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