

\$314,900 - 429, 22 Richard Place Sw, Calgary

MLS® #A2108934

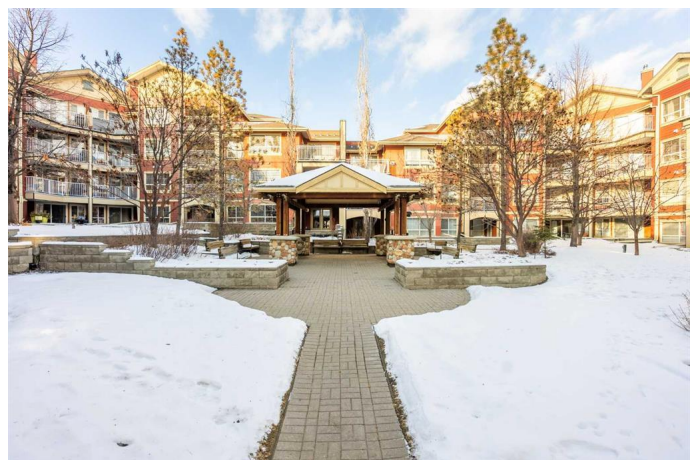
\$314,900

2 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to your new home in the heart of Lincoln Park! This exceptional top-floor condo offers the epitome of modern urban living with its smart layout, the views, and convenient amenities. As you step into the spacious entryway, you're greeted by the contemporary charm of this well-designed unit. The small den adjacent to the entrance provides an ideal workstation, perfect for those who work from home or need a dedicated space for productivity. The main living area boasts a seamless flow, with an open-concept layout that maximizes space and natural light. The living room is bathed in sunlight streaming through the large windows, offering partial views of the majestic mountains and downtown skyline from the balcony. Gas fireplace provides warmth and ambiance for cold winter nights. Whether you're relaxing with a book or entertaining guests, this inviting space is sure to impress. The functional kitchen features sleek cabinetry, plenty of good usable countertops and cupboards, and stainless-steel appliances, including a new fridge, stove, and dishwasher installed in 2018. This condo offers two bedrooms and two baths, providing ample space and privacy for residents and guests alike. The primary suite is a true sanctuary, offering generous proportions and a serene atmosphere. With the coziness of the carpeting, walk-in closet, and ensuite bath, complete with a luxurious soaking tub, this is the perfect retreat after a long day. The second bedroom is equally



spacious and versatile, accommodating guests, children, or serving as a home office or hobby room. A second full bath ensures convenience and functionality for everyone. Additional highlights of this great property include titled parking for your convenience, as well as caged storage in the storage room for all your belongings. The building also offers a convenient wash bay, bike and kayak storage in the parkade, and access to amenities, including a well-equipped gym, club room, and courtyard for outdoor enjoyment. Located in the vibrant inner-city community of Lincoln Park, this condo offers easy access to major roadways, making commuting a breeze. Plus, it's just a short walking distance to Mount Royal University, making it an ideal choice for students, faculty, or anyone seeking proximity to this esteemed institution. Don't miss your chance to experience luxury urban living at its finest. Schedule your viewing today and make this stunning condo your new home!

Built in 2001

Essential Information

MLS® #	A2108934
Price	\$314,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	429, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 7N6

Amenities

Amenities	Car Wash, Fitness Center, Party Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 19th, 2024
Days on Market	26
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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