

\$319,900 - 133, 22 Richard Place Sw, Calgary

MLS® #A2113786

\$319,900

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Walking distance to Mount Royal University! Imagine stepping into your very own ground-floor condo, where every detail caters to a breezy, easygoing lifestyle, especially tailored for the first-time condo buyer dreaming of a place right in the heart of it all. This condo opens up with a spacious, open-plan design, where the WEST FACING WINDOWS allow sunlight to pour in, illuminating every corner. Picture yourself in a 2-bedroom, 2-bath beautifully maintained unit, where fresh vinyl plank floors and a splash of new paint set the stage for your new beginning.

Your living space, with its open floorpan, is designed for moments worth remembering, whether it's quiet mornings sipping on a coffee on the huge outdoor deck or lively evenings enjoying a glass of wine. It's a corner unit too, which means more privacy and more light. The kitchen is a dream, packed with cabinets and ready for your culinary adventures. The luxury vinyl flooring extends into the bedrooms and living room, creating a cohesive, modern look, warmed by the glow of a natural gas fireplace and the comfort of efficient hot water heating.

Stay connected and entertained with high-speed fiber internet, and say goodbye to parking woes with its single, titled parking stall #112 which is in a heated underground parkade. Parkade has its own car wash bay, plus this unit comes with its own assigned



storage unit #169 in West B. Your huge west facing balcony isn't just a balcony; its the perfect retreat after a long day of work or studies, complete with a natural gas hookup for those who love to grill.

Living here means embracing a pet-friendly vibe in a building that's not just about the basics. It's about enhancing your life with amenities that matter: a GYM and a PARTY ROOM. For Bike Storage Use any of the 3 options located in the underground parkade: North A, West B, East B. For Tire Storage Use: West A. Plus, secure underground visitor parking means everyone's welcome.

When it's time to venture out, you're just a stone's throw away from Westhills and Signal Hill Shopping Centers, not to mention a brisk walk to Mount Royal University. 1 Block from many amenities such as Tim Horton's, Spot On Pub/ Restaurant, Salons and much more. This isn't just a condo; it's your gateway to a vibrant, convenient lifestyle where every day feels like a step in the right direction.

Built in 2002

Essential Information

MLS® #	A2113786
Price	\$319,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment

Style	Apartment
Status	Sold

Community Information

Address	133, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 7N6

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Gazebo, Parking, Visitor Parking
Parking Spaces	1
Parking	Concrete Driveway, Heated Garage, Titled, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 25th, 2024
Days on Market	10
Zoning	M-C2
HOA Fees	0.00

Listing Details

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