

\$250,000 - 324, 22 Richard Place Sw, Calgary

MLS® #A2114665

\$250,000

1 Bedroom, 1.00 Bathroom, 542 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Situated mere steps from Mount Royal University, ATCO Park and an array of restaurants and shops, this condo offers unparalleled convenience. Embrace leisurely days by the Glenmore Reservoir, accessible within minutes, or hop onto Glenmore Trail for seamless city connections. This meticulously maintained 1-bedroom, 1-bathroom unit boasts an open-concept layout, perfect for hosting guests. Prepare dinner in the kitchen while friends and family eagerly engage in conversation, seated at the peninsula eating bar just across from you. Seamlessly entertain guests in the living room while you revel in the warmth of the gas fireplace on cooler evenings. Expansive east-facing windows flood the unit with the gentle glow of the morning sunrise, creating a welcoming ambiance throughout. This unit offers an exquisite view of the beautifully landscaped courtyard, providing a picturesque backdrop that truly enhances the living experience. Savor your morning coffee on the tranquil balcony, or switch things up and host a barbecue on those balmy summer evenings for a delightful change of pace. The bedroom boasts an elegantly designed layout, featuring in-suite laundry discreetly housed within the spacious walk-in closet. Ample closet space seamlessly transitions into the adjoining 4-piece bathroom, offering convenience and functionality. With tile and luxury vinyl plank flooring throughout, maintenance and cleaning are a breeze, ensuring effortless upkeep for



years to come. Opportunities like this are rare to find. In addition to the unit's exceptional features, it includes a titled underground parking stall and an assigned storage locker for your convenience. The underground parkade further offers visitor parking and a convenient car wash. On the main level, residents have access to a fitness facility for their daily workout routines. Trafalgar House also boasts a spacious party room, ideal for hosting larger gatherings. Alternatively, residents can unwind in the charming courtyard or seek shade in the elegant gazebo, enjoying the outdoor amenities the community has to offer. This unit and building truly offer everything you could desire - from prime location to exceptional amenities, all designed to create the perfect place for you to call home. Don't miss out on this incredible opportunity; these units are in high demand and going fast. Schedule your showing today before it's too late!

Built in 2002

Essential Information

MLS® #	A2114665
Price	\$250,000
Sold Price	\$280,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	542
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	324, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N6

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 29th, 2024
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.