\$398,900 - 238, 22 Richard Place Sw, Calgary

MLS® #A2151635

\$398,900

2 Bedroom, 2.00 Bathroom, 920 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

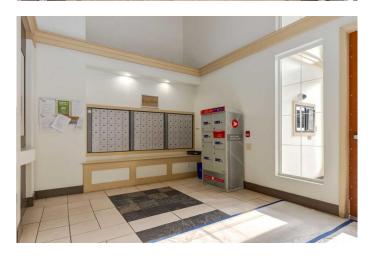
Just a short stroll from Mount Royal University! This private corner unit condo welcomes you with a spacious, open-plan layout, where south-west facing windows fill every room in natural light. Imagine yourself in this meticulously maintained 2-bedroom, 2-bath unit, featuring fresh vinyl plank floors for your new beginning. The open floor plan is ideal for creating cherished memories, whether you're savoring coffee on the expansive outdoor deck during peaceful mornings or enjoying lively evenings with a glass of wine. As a corner unit, it offers enhanced privacy and extra sunlight.

The kitchen is well layed out, boasting ample cabinetry and ready for your culinary creations. The luxury vinyl flooring extends seamlessly through the bedrooms and living areas, contributing to a sleek, modern aesthetic, complemented by the warmth of a natural gas fireplace and efficient hot water heating. Stay connected with high-speed fiber internet, and enjoy the convenience of a titled parking stall in a heated underground parkade. The parkade includes a car wash bay, and the unit comes with its own assigned storage unit.

Your generous South-West facing balcony is more than just outdoor spaceâ€"it's a personal retreat perfect for unwinding after a busy day, complete with a natural gas hookup for grilling enthusiasts. This pet-friendly building goes beyond the basics, offering valuable amenities like a gym and a party room. For bike storage,







you have three convenient options in the underground parkade: North A, West B, or East B. Tire storage is available in West A. Secure underground visitor parking ensures that your guests are always welcome.

When you're ready to explore, you're mere moments from Westhills and Signal Hill Shopping Centers, and just a short walk to Mount Royal University. With local favorites like Tim Horton's, pubs, salons, and more just next door. This condo isn't just a homeâ€"it's a gateway to a vibrant, convenient lifestyle where every day is an opportunity to embrace the best of city living.

Built in 2002

Essential Information

MLS® # A2151635
Price \$398,900
Sold Price \$380,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 920
Acres 0.00
Year Built 2002

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

Community Information

Address 238, 22 Richard Place Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E7N6

Amenities

Amenities Clubhouse, Elevator(s), Fitness Center, Party Room, Storage, Visitor

Parking

Parking Spaces 1

Parking Parkade

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Storage

Appliances Built-In Electric Range, Built-In Refrigerator, Dishwasher, Microwave,

Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Stucco, Wood Frame, Wood Siding

Additional Information

Date Listed July 25th, 2024

Date Sold August 13th, 2024

Days on Market 17

Zoning M-C2

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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