

\$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 laid 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 space—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 home—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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