



**GRASSROOTS**  
REALTY GROUP

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102, 25 Richard Place SW  
Calgary, Alberta

MLS # A2213520



**\$299,900**

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Recreation Facilities, Stone Counters, Storage		

Inclusions: None

Gorgeous 1-Bedroom + Den Condo in Lincoln Park &ndash; Prime Location Near Mount Royal University! This bright and spacious 815 sq ft unit perfectly blends style, comfort, and function. Beautiful laminate flooring flows throughout the main living areas, complemented by a soft neutral colour palette. The living room centers around a stunning gas fireplace, wrapped in elegant tile and topped with a rustic barnwood mantle &mdash; the perfect cozy spot for relaxing. Sliding glass doors lead you to a private, covered patio where you can sip your morning coffee or enjoy a glass of wine while taking in the peaceful and well-manicured courtyard. The kitchen features sleek quartz countertops, a crisp white subway tile backsplash, farmhouse sink, stainless steel appliance package, and stylish pendant lighting over a convenient breakfast bar. Whether you're cooking for yourself or entertaining friends, you'll love how open and connected the space feels with the adjacent dining area. If you prefer a designated office space, you'll appreciate the custom-built den with plenty of smart storage &mdash; ideal as a home office, hobby room, or guest nook. The oversized primary bedroom features large windows overlooking the serene courtyard gardens, a walk-in closet for all your essentials, and easy access four-piece bathroom. Plus, you have the ultimate convenience with in-suite laundry. Additional perks include titled underground parking, a private storage locker, secure bicycle storage, heated parkade with car wash, and access to building amenities &mdash; like the stylish residents' lounge, fully equipped fitness center, and beautifully landscaped courtyards. This location can't be beat! You're steps to Mount Royal University, minutes to Glenmore and Crowchild Trails, and surrounded by parks, the Glenmore Reservoir, endless pathways, recreation facilities, and

shopping options &mdash; including boutique shops, cafes, fast food, bars, and grocery stores. Whether you're a first-time buyer, downsizing, or investing, this beautifully maintained unit offers incredible value in a highly desirable community. Move in and start living your best life!