



GRASSROOTS
REALTY GROUP

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**434, 22 Richard Place SW
Calgary, Alberta**

MLS # A2233372



\$369,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Guest, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	None		

PREMIUM TOP FLOOR SW CORNER UNIT LOCATED IN TRAFALGAR HOUSE! This rare and spacious 2 bedroom, 2 bath + den condo offers over 900 sq. ft. This unit is a meticulously maintained living space and one of the best locations in the entire complex. Perched on the top SW corner, this unit is filled with beautiful natural lighting. It features a large balcony with partial mountain views, perfect for morning coffee or evening sunsets. Inside, you will find brand new stainless steel appliances and new sleek laminate flooring, both installed in October 2024. The thoughtful layout provides excellent privacy with bedrooms positioned on opposite sides. This is ideal for roommates, guests, or anyone seeking their own space. The open concept living area is perfect for both entertaining and relaxing. Enjoy fantastic building amenities including a fully equipped fitness centre, party room, underground visitor parking, and a convenient car wash bay. Don't miss your chance to own this standout unit in a prime location!