

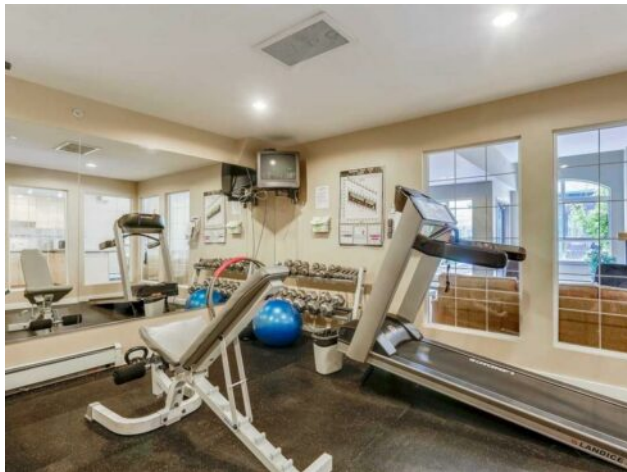


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

329, 22 Richard Place SW
Calgary, Alberta

MLS # A2244676



\$349,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Bright and functional upper-floor unit featuring two bedrooms and two full bathrooms. The spacious primary suite includes a private ensuite with four-piece bath and dual closets. The second bedroom connects directly to a three-piece bathroom with an oversized shower. The kitchen is equipped with modern appliances. Relax in the cozy living area featuring a gas fireplace, or set up a work-from-home space in the open nook near the entrance. Enjoy the convenience of in-suite laundry. Step out onto your covered, north-facing balcony—perfect for warm evenings—with a built-in natural gas line ready for your BBQ. Just a short walk to Mount Royal University, this well-maintained home is move-in ready. Additional features include a titled underground parking stall, an assigned storage locker, car wash bay in the parkade, and an on-site fitness centre. Excellent access to transit routes and nearby bike paths.