

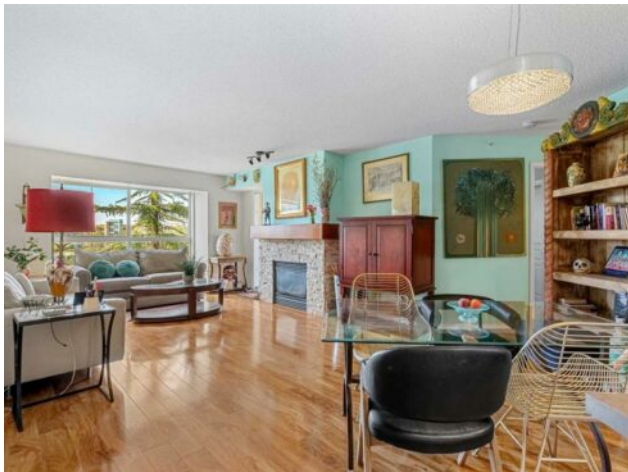


GRASSROOTS
REALTY GROUP

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306, 25 Richard Place SW
Calgary, Alberta

MLS # A2247016



\$339,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This sun-filled, top-floor corner condo in the Laurel House combines comfort, convenience, and 1,000 sq. ft. of thoughtfully designed living space—ideal for students, professionals, downsizers, or savvy investors. Step inside to an open layout bathed in natural light, featuring laminate flooring, a cozy gas fireplace, and a covered balcony with tranquil views over the Mount Royal University grounds. The kitchen is designed for both style and function, with a breakfast bar, generous counter space, and a walk-in pantry with in-suite laundry. The spacious primary bedroom boasts a walk-in closet and private 3-piece ensuite, with a walk-in shower while the second bedroom and full bath offer flexibility for guests, roommates, or a dedicated home office. You’ll also enjoy heated underground parking with a secure storage locker, plus access to building amenities including a fitness centre, with brand new equipment, social/activity room, and outdoor BBQ patio and gazebo in the private courtyard—perfect for connecting with neighbours or relaxing in the sun. Tucked in a quiet, well-managed complex, you’re just steps from MRU, transit, coffee shops, restaurants, and nearby green spaces. Whether you’re looking for a low-maintenance lifestyle or a turn-key investment, this move-in ready home is a smart choice in Calgary’s vibrant southwest.