

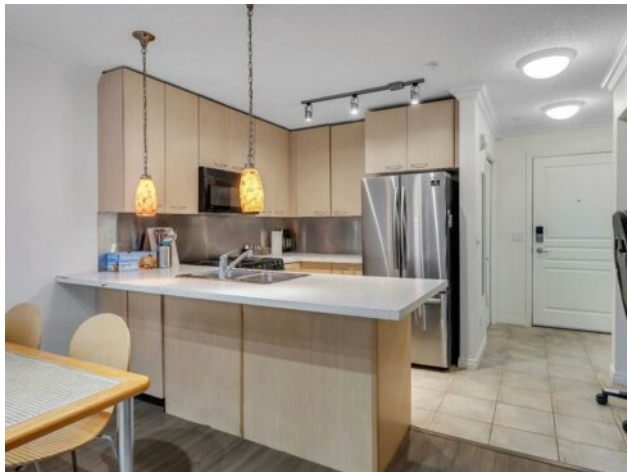


GRASSROOTS
REALTY GROUP

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**327, 22 Richard Place SW
Calgary, Alberta**

MLS # A2257592



\$249,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	none		

Discover modern comfort and urban convenience at Trafalgar House, a highly sought-after residence ideally located just steps from everyday amenities and a short stroll to the vibrant campus of Mount Royal University. Perfectly positioned between Garrison Green and Marda Loop, this prime inner-city location offers effortless access to boutique shopping, popular restaurants, and an abundance of parks and bike trails. This spacious 1-bedroom, 4-piece bath condo blends style with functionality, showcasing an open-concept layout, a cozy corner gas fireplace, and tasteful upgrades including new tile, plank flooring, and an updated fridge. South-facing exposures invite natural light into the main living space, opening onto serene views of the beautifully landscaped central courtyard—creating a tranquil retreat right in the heart of the city. Everyday living is elevated with underground parking, a dedicated storage unit, and in-suite laundry. The building itself is thoughtfully designed with impressive amenities, including two elevators, a fully equipped fitness centre, party room, tire and bike storage, plus ample visitor parking. Whether you’re a student, professional, or investor, this home offers the perfect balance of modern convenience and everyday beauty—a place to truly put down roots just moments from shops, cafés, and the lively atmosphere of one of Calgary’s most desirable communities. Come experience what makes Trafalgar House in Lincoln Park such an exceptional place to call home. Book your viewing today!