



GRASSROOTS
REALTY GROUP

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326, 22 Richard Place SW
Calgary, Alberta

MLS # A2258929



\$265,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	712 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Walk-In Closet(s)		

Inclusions: N/A

Fantastic location!!! Steps to Mount Royal University! This 1 bedroom plus den is perfect for students, first time homebuyers or investors. The large primary bedroom includes a walk in closet and a huge linen closet that provides extra storage. Enjoy a spacious 4pc bathroom, cozy gas fireplace and convenient in-suite laundry with newer stacked washer/dryer, the den is ideal for home office use or someone who just needs that extra bit of space. The large kitchen features a peninsula eat-up island, plenty of cupboards and counter space, this flows into the bright living area and out to the southeast facing deck. the large outdoor space overlooks the beautiful inner courtyard, ideal for morning coffee or host a little bbq with included gas line. This well priced unit also comes with titled heated and secured underground parking, an assigned storage locker, car wash, plus access to a well equipped gym and party room. This prime location is close to west hills shopping, trendy Marda Loop and North Glenmore Park or walking distance to coffee shop, restaurants, transit and other amenities! book your showing today!