



GRASSROOTS
REALTY GROUP

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

**433, 22 Richard Place SW
Calgary, Alberta**

MLS # A2263235



\$325,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 920 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Gazebo, Landscaped, Low Maintenance Landscape, Many Trees | | |

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 745

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

This sun-filled top floor end unit in Lincoln Park offers peace, privacy and a layout that just makes sense. With no one above you and only one shared wall, it's a true quiet retreat in a vibrant, walkable community. Inside, warm walnut hardwood floors set the tone for the open-concept main living space, where a stylish kitchen is framed with full-height cabinets, subway tile backsplash and a peninsula breakfast bar perfect for easy mornings or casual conversation. The dining area flows effortlessly into the inviting living room, anchored by a gas fireplace and oversized windows that draw in natural light all day long. Step outside to your huge SW-facing corner balcony, covered for year-round use with tranquil mature tree views - offering the perfect setting for a quiet morning coffee or relaxed summer barbecue with friends. The thoughtful floorplan separates the two bedrooms for privacy, with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite. The second bedroom is ideally on the other side of the unit, tucked beside the 3-piece bathroom, ideal for guests or roommates. A den provides the perfect space to work from home, set up a reading nook or hobby space or use for extra storage. In-suite laundry, a titled underground parking stall and a storage locker round out the everyday conveniences. This well-managed, amenity-rich building includes a fully equipped fitness centre, party room, bike storage, and a car wash bay. All of this in a prime location just steps from MRU, transit, restaurants, and shopping, whether you're buying for yourself, your student or your portfolio, the lifestyle here is hard to beat!