



**GRASSROOTS**  
REALTY GROUP

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**119, 25 Richard Place SW  
Calgary, Alberta**

**MLS # A2263730**



**\$324,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Guest, Parkade, Secured, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Storage cupboard and Vacuum in Laundry Room

Perfectly situated just steps from Mount Royal University, vibrant restaurants, public transit, and a nearby golf course, this beautifully updated 2-bedroom, 2-bathroom condo offers the ideal combination of comfort, style, and convenience. Step inside to discover a bright, open-concept layout adorned with large windows that flood the space with natural light. The stylish kitchen has been tastefully upgraded, featuring elegant new quartz countertops, a chic backsplash, and a spacious island with an eat-in bar. It comes complete with brand-new LG appliances, including a washer and dryer, fridge, stove, dishwasher, and microwave, making it a culinary haven for any aspiring chef. The inviting dining and living area offers a cozy corner gas fireplace, creating a warm atmosphere for relaxation or entertaining. From here, you can access your private west-facing covered patio, which opens directly onto a beautifully landscaped courtyard—a perfect blend of indoor comfort and outdoor charm. Retreat to the primary suite, which boasts a walk-in closet, a luxurious 4-piece ensuite, and added conveniences including a new ceiling fan and blackout blinds for a restful night's sleep. The second bedroom is equally accommodating, featuring walk-through his-and-hers closets and a 3-piece bath—ideal for guests, a family member, or a dedicated home office. Additional conveniences include in-suite laundry with ample storage, two titled heated underground parking stalls, a separate storage unit, and underground guest parking. As a resident, you'll enjoy access to premium building amenities, including a car/pet wash bay, secure bike storage, a fitness center, and a community party room. This condo is a true gem, combining modern living with an enviable location. Don't miss your chance to call it home—schedule your private showing today! Pets

allowed with Condo Board Approval.