



**219, 25 Richard Place SW
Calgary, Alberta**

MLS # A2288345



\$314,500

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 682

Basement: -

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: M-C1

Foundation: -

Utilities: -

Features: Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to Laurel House At The Park where this unit showcases an absolutely stunning renovation and courtyard views! Offering 940 SF of well-designed living space with dual master suites for ultimate functionality. The bright and open layout features vinyl plank and tile flooring throughout, a gorgeous kitchen with updated stainless steel appliances, timeless maple cabinetry, waterfall Quartz countertops, breakfast bar and undermount sink with modern black faucet. The living room has a cozy gas fireplace and offers access to the large, sunny WEST facing balcony with courtyard views. Both primary suites are generously scaled and offer ample closet space each with their own ensuite (4 piece ensuite and a 3 piece ensuite) with quartz countertops and updated faucets. Don't overlook the ensuite laundry, secure underground and titled parking, assigned storage unit, bike storage, on-site gym and party/rec room. Pets are welcome with approval. The complex backs onto extensive walking paths near Mount Royal University, and the surrounding area continues to grow with an array of amenities and restaurants, providing plenty of dining and lifestyle options. Book your showing today!