



**233, 22 Richard Place SW
Calgary, Alberta**

MLS # A2293897



\$325,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Stop renting and start building equity in a home that truly has it all. Perfectly located just steps from Mount Royal University, this beautifully updated 2 bedroom + den, 2 bathroom condo offers incredible value—including the rare bonus of TWO titled underground parking stalls conveniently located near the elevator. Whether you're a student, investor, first-time buyer, or downsizer, this is the opportunity you've been waiting for. Inside, you're welcomed by a bright and inviting open-concept living space filled with natural light from large west-facing windows. The cozy gas fireplace creates the perfect place to unwind after a long day, while the stylish kitchen features sleek stainless steel appliances, generous counter space, and a casual dining area ideal for everything from quick breakfasts to hosting friends. The smart, well-designed layout places the bedrooms on opposite sides of the living area, creating privacy that's perfect for roommates, guests, or working from home. The spacious primary retreat features a walk-in closet and private ensuite, while the second bedroom sits conveniently beside a full guest bath. A versatile den provides the perfect space for a home office, study nook, or creative workspace. Step outside onto your large covered patio with a gas BBQ hookup—a fantastic extension of your living space where you can relax, grill, and enjoy warm summer evenings. This well-managed building offers amenities that enhance everyday living, including a fitness centre, social room, bike storage, and a beautifully landscaped courtyard with gazebo—perfect for enjoying a quiet moment outdoors. The location is unbeatable. Walk to Mount Royal University, coffee shops, restaurants, pubs, and shopping, with quick access to Glenmore Park, major transit routes, Crowchild Trail, Glenmore Trail, and downtown. Smart, stylish, and

superbly located—this is the kind of home that makes owning feel easy.