



**430, 22 Richard Place SW
Calgary, Alberta**

MLS # A2300596

\$249,000



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|------------------|---|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 570 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Paved, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 470 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), No Animal Home, Open Floorplan, Vinyl Windows | | |

Inclusions: N/A

Welcome to Trafalgar House in this beautifully maintained, west-facing top-floor unit. Offering 1 bedroom, 1 bathroom, and a thoughtfully designed open-concept layout, this home is filled with natural light thanks to expansive windows that create an inviting and airy atmosphere. The contemporary kitchen flows seamlessly into a cozy dining nook and a spacious living room, where a charming gas fireplace becomes the perfect focal point—ideal for relaxing evenings or entertaining guests. Step outside to your private west-facing balcony, complete with a gas line, making summer BBQs effortless while enjoying the quiet atmosphere. The bright and generously sized primary bedroom features dual closets and easy access to a well-appointed 4-piece bathroom. Additional conveniences include in-suite laundry with a newer washer & dryer, a titled underground parking stall, and an assigned storage space. As an original Owner of Trafalgar House, the Seller enjoys an impressive array of amenities, including a fully equipped fitness centre, an inviting social/party room, secure bicycle storage, a beautifully landscaped courtyard with gazebo, car wash bay, and ample underground visitor parking—all within a well-managed and desirable complex. Ideally located within walking distance to Mount Royal University, close to public transit, and surrounded by an excellent selection of restaurants, cafés, and everyday amenities, this move-in-ready home is perfect for students, young professionals, investors, or anyone seeking a low-maintenance home in a well-managed building.