



**307, 25 Richard Place SW
Calgary, Alberta**

MLS # A2301800



\$325,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	998 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: n/a

BRIGHT, MOVE-IN READY, TOP FLOOR, 2 BEDROOM CONDO ACROSS FROM MOUNT ROYAL UNIVERSITY! beautifully updated top, corner unit offers an open-concept floorplan filled with natural light, creating a warm and inviting space perfect for both everyday living and entertaining. The kitchen is a true standout, featuring brand new, never-used LG appliances, sleek quartz countertops, and ample cabinetry, ideal for cooking and hosting. Fresh paint, quartz countertops in both bathrooms, and durable laminate flooring throughout give the home a clean, modern feel. The layout includes 2 spacious bedrooms and 2 full bathrooms, providing flexibility for roommates, guests, or a home office setup. The primary suite offers comfort and privacy with its own ensuite, while the second bedroom is perfectly positioned near the additional full bath. Enjoy cozy evenings by the gas fireplace in the living room, or step out onto the covered balcony for fresh air year-round. Added conveniences include in-suite laundry, titled underground parking, and an assigned storage locker. Located directly across from Mount Royal University, this home is perfect for students, professionals, or investors. The well-maintained building also offers great amenities including a social room, bicycle storage and fitness centre, adding even more value to this exceptional opportunity.