



**110, 25 Richard Place SW  
Calgary, Alberta**

**MLS # A2140596**



**\$275,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	615 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 422
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** key fob

**\*\* NEW PRICE \*\*** Located just steps from Mount Royal University, this is fabulous 1 bedroom main floor apartment is the perfect location for the student, young professional or senior wanting to live in a vibrant and active community! Move-in ready, this unit has recently had quality new flooring installed, and has been refreshed with all new paint in neutral colors; ready for you to personalize to suit your taste. The floor plan is well thought out, and easily furnished to enjoy the feature gas fireplace, large windows and loads of natural light. Step out onto the east facing balcony to enjoy your coffee basking in the morning sun. This unit includes 1 titled parking stall and an assigned storage locker, as well as ample in-suite storage and laundry. This condo is well maintained and features a classy private amenities room and fitness centre, serene courtyard gardens, heated parkade with car wash and secure bicycle storage. The building is pet friendly, allowing cats and dogs. The location easily allows you get onto the extensive city pathway system for biking or hiking around the Glenmore reservoir. Just a short drive to many recreation facilities and shopping, and walking distance to local bars, fast food and personal services. Start packing, this one won't last long!