



**434, 22 Richard Place SW  
Calgary, Alberta**

**MLS # A2159828**



**\$409,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Owned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 736
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** TV and wall mount, some shelving units

Discover unparalleled privacy and comfort in this exceptional top-floor, southwest corner unit in the highly sought-after Trafalgar House. Enjoy the best of Calgary living with a large deck perfect for soaking up the summer sun and savouring partial mountain views on clear days. This meticulously maintained and beautifully decorated 2-bedroom, 2-bathroom + den suite is a rare find, offering an ideal layout for roommates or anyone seeking privacy, with bedrooms thoughtfully positioned on opposite sides of the unit. The open-concept living area features a well-appointed kitchen flowing seamlessly into the living and dining room, creating a perfect space for entertaining or relaxing. Trafalgar House is more than just a place to live—it's a community that enhances your lifestyle with fantastic amenities, including a fully equipped fitness room, a party room for gatherings, underground visitor parking, and a convenient car wash bay. The building's English-style courtyard provides a tranquil retreat in the heart of an up-and-coming neighbourhood. At over 900 sq/ft, this one-owner unit is not just a home but a lifestyle opportunity. Don't miss your chance to secure one of the best locations in the entire complex.