



**228, 22 Richard Place SW
Calgary, Alberta**

MLS # A2168256



\$375,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	988 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Mixed, Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 795
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to Trafalgar House! This beautifully renovated unit offers two titled underground parking spots and assigned storage space. The spacious south-facing unit features two bedrooms, two full baths, and a cozy den. The living room boasts an incredible tiled fireplace and a dining area that opens to the kitchen, which is finished with ample cupboard space, brand-new quartz countertops, and new stainless steel appliances. All light fixtures have been upgraded to trendy black ones, and the flat ceiling and white walls create a bright and spacious feel. Both bedrooms have ample closet space, and the master bedroom includes a private four-piece ensuite. Additional features include a south-facing balcony overlooking the courtyard and in-suite laundry. Both bathrooms have new tiles and fixtures. The building amenities include fitness facilities, an interior park, a car wash, and a party room. Enjoy the convenient location, with Tim Hortons and other small plaza stores just a short walk away, steps to Mount Royal University, and close to North Glenmore Park, vibrant Marda Loop, schools, shopping, public transit, and an easy commute to downtown