



**428, 22 Richard Place SW  
Calgary, Alberta**

**MLS # A2169191**



**\$379,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 738
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

The Sweetest of Suites &mdash; Calling all investors, students, first-time homebuyers and right-sizers! Located in the beautiful and convenient Lincoln Park area, this bright and sunny top-floor, corner unit in Trafalgar House is a short, five-minute walk to Mount Royal University, ATCO Park and a number of shops and amenities. The spacious living room with gas fireplace is perfectly situated between the 2 bedrooms, providing ample living and working space. Plus all windows throughout the unit have been outfitted with NEW custom blinds. Walk to work or school or work or study from home in your dedicated den/office space. Need to commute a little farther? Hop on the MAX Yellow Line and in three stops, find yourself downtown. The well-equipped kitchen with brand NEW appliances and peninsula provides plenty of prep space and the perfect gathering spot when entertaining. Got a roommate? You can look forward to NOT sharing a bathroom, because this place has a 4-piece ensuite and a 3-piece bath. Your private NW-facing balcony is roomy enough for a couple of lounge chairs and a bistro-style dining table. No need to worry about propane tanks -- it's taken care of with the gas BBQ hookup. Your titled parking space in the heated underground parking garage is conveniently located adjacent to the stairs and elevator vestibule, and 60 cubic feet of secure, heated storage is also located in the parkade. Building amenities include a gym, a lending library, a club room available for rent, and a car wash. Whether you plan to move in or rent out, there is nothing left to do here!