

433, 22 Richard Place SW  
Calgary, Alberta

MLS # A2263235

\$325,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

This sun-filled top floor end unit in Lincoln Park offers peace, privacy and a layout that just makes sense. With no one above you and only one shared wall, it's a true quiet retreat in a vibrant, walkable community. Inside, warm walnut hardwood floors set the tone for the open-concept main living space, where a stylish kitchen is framed with full-height cabinets, subway tile backsplash and a peninsula breakfast bar perfect for easy mornings or casual conversation. The dining area flows effortlessly into the inviting living room, anchored by a gas fireplace and oversized windows that draw in natural light all day long. Step outside to your huge SW-facing corner balcony, covered for year-round use with tranquil mature tree views - offering the perfect setting for a quiet morning coffee or relaxed summer barbecue with friends. The thoughtful floorplan separates the two bedrooms for privacy, with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite. The second bedroom is ideally on the other side of the unit, tucked beside the 3-piece bathroom, ideal for guests or roommates. A den provides the perfect space to work from home, set up a reading nook or hobby space or use for extra storage. In-suite laundry, a titled underground parking stall and a storage locker round out the everyday conveniences. This well-managed, amenity-rich building includes a fully equipped fitness centre, party room, bike storage, and a car wash bay. All of this in a prime location just steps from MRU, transit, restaurants, and shopping, whether you're buying for yourself, your student or your portfolio, the lifestyle here is hard to beat!