

\$259,900 - 141, 22 Richard Place Sw, Calgary

MLS® #A2260240

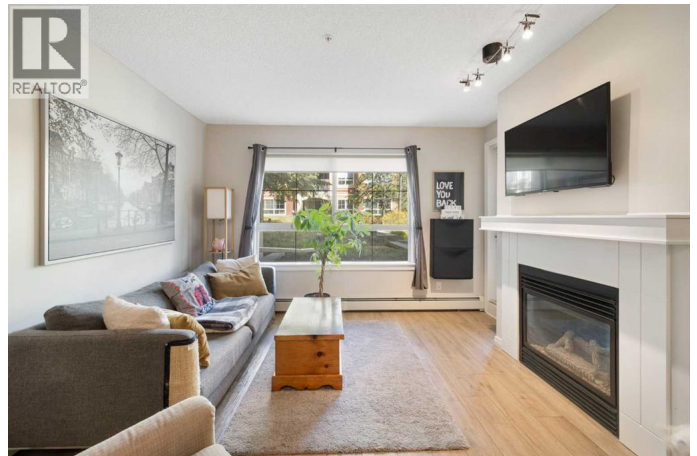
\$259,900

1 Bedroom, 1.00 Bathroom, 697 sqft

Single Family on 0.00 Acres

Lincoln Park, Calgary, Alberta

Step into comfort and convenience with this inviting 1-bedroom + den, 1-bathroom condo in the sought-after Trafalgar House, perfectly situated in Calgary's well-kept community of Lincoln Park. Whether you're a first-time buyer, an investor, or looking for a home close to Mount Royal University, this bright and well-designed corner unit checks all the boxes. Located on the main floor, this home offers a practical layout that balances space and style. The west-facing patio extends your living area outdoors, with a lovely courtyard view that brings a sense of calm right to your doorstep. Inside, the maple-inspired kitchen has everything you need to feel at home—plenty of cabinetry, generous counter space, and recent updates including a modern backsplash, stove, and dishwasher. The open-concept design connects the kitchen to a cozy dining nook and a spacious living room, complete with a welcoming ivory fireplace that creates the perfect spot to unwind or entertain. The bedroom is thoughtfully sized, featuring a walk-in closet with abundant storage. You'll also find a bonus office area, ideal for working from home or as an extra storage space to keep things organized. Practical features include in-suite laundry, durable tile and laminate flooring, and heated underground titled parking. The building itself offers plenty of extras, including a fitness centre, party room, visitor parking, a car wash bay, and a storage locker for added convenience. Living here means having



everyday essentials at your fingertips. Youâ€™re within walking distance of Mount Royal University, close to public transit, and surrounded by a great selection of restaurants, coffee shops, and amenities. Fresh, functional, and move-in ready, this condo is a smart choice for students, young professionals, parents helping kids into their first home, or anyone looking for an easy-to-maintain space in a well-run building. All thatâ€™s left to do is move in and make it yours. (id:6289)

Built in 2003

Essential Information

Listing #	A2260240
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Square Footage	697
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	141, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
Province	Alberta
Postal Code	T3E7N6

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Exercise Centre
Features	Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo,
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	Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Concrete, Stone, Stucco
Construction	Poured concrete

Listing Details

Listing Office	Royal LePage Benchmark
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