

\$339,800 - 433, 22 Richard Place Sw, Calgary

MLS® #A2263235

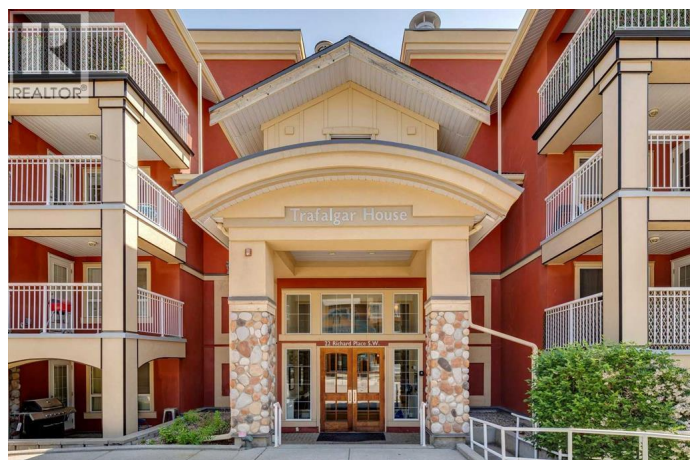
\$339,800

2 Bedroom, 2.00 Bathroom, 920 sqft

Single Family on 0.00 Acres

Lincoln Park, Calgary, Alberta

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 youâ€™re buying for yourself, your student or your portfolio, the lifestyle here is hard to beat! (id:6289)

Built in 2002

Essential Information

Listing #	A2263235
Price	\$339,800
Bedrooms	2
Bathrooms	2.00
Square Footage	920
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	433, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
Province	Alberta
Postal Code	T3E7N6

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Exercise Centre, Guest Suite, Party Room, Recreation Centre
Features	Gazebo, Guest Suite, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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