



22 Richard Place Calgary Alberta

\$398,900

Just a short stroll from Mount Royal University! This private corner unit condo welcomes you with a spacious, open-plan layout, where south-west facing windows fill every room in natural light. Imagine yourself in this meticulously maintained 2-bedroom, 2-bath unit, featuring fresh vinyl plank floors for your new beginning. The open floor plan is ideal for creating cherished memories, whether you're savoring coffee on the expansive outdoor deck during peaceful mornings or enjoying lively evenings with a glass of wine. As a corner unit, it offers enhanced privacy and extra sunlight. The kitchen is well laid out, boasting ample cabinetry and ready for your culinary creations. The luxury vinyl flooring extends seamlessly through the bedrooms and living areas, contributing to a sleek, modern aesthetic, complemented by the warmth of a natural gas fireplace and efficient hot water heating. Stay connected with high-speed fiber internet, and enjoy the convenience of a titled parking stall in a heated underground parkade. The parkade includes a car wash bay, and the unit comes with its own assigned storage unit. Your generous South-West facing balcony is more than just outdoor space—it's a personal retreat perfect for unwinding after a busy day, complete with a natural gas hookup for grilling enthusiasts. This pet-friendly building goes beyond the basics, offering valuable amenities like a gym and a party room. For bike storage, you have three convenient options in the underground parkade: North A, West B, or East B. Tire storage is available in West A. Secure underground visitor parking ensures that your guests are always welcome. When you're ready to explore, you're mere moments from Westhills and Signal Hill Shopping Centers, and just a short walk to Mount Royal University. With local favorites like Tim Horton's, pubs, salons, and more just next door. This condo isn't jus...

Kitchen 9.00 Ft x 8.42 Ft
 Living room 15.50 Ft x 12.50 Ft
 Dining room 7.83 Ft x 6.17 Ft
 Foyer 6.42 Ft x 4.00 Ft
 Primary Bedroom 15.50 Ft x 10.92 Ft
 Other 5.42 Ft x 5.33 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft
 Bedroom 9.83 Ft x 9.58 Ft
 3pc Bathroom 7.00 Ft x 5.00 Ft
 Laundry room 3.00 Ft x 3.00 Ft
 Other 11.00 Ft x 9.00 Ft

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