



22 Richard Place Calgary Alberta

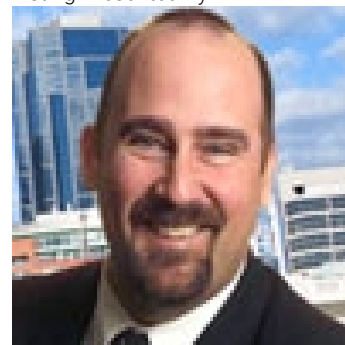
\$349,900

Welcome to Unit 340, a rare find in this building. At over 1,000 square feet, this is one of the largest units in the building. It's also one of only six suites of this style among the building's 170, and one of the few with two balconies. The oversized main balcony faces southwest and gets plenty of sun. It opens directly off the kitchen, which makes barbecuing easy. Because there are TWO balconies, the suite also gets excellent cross-ventilation. The home has two bedrooms, and the principal bedroom has its own balcony. Off the living room there's a separate den with a wide open entry, so it shares the natural light from the south-facing windows in the living and dining rooms. It would make a bright home office or reading room. The kitchen has granite countertops, stainless steel appliances and an induction range. In-suite laundry comes with Whirlpool machines. Storage is a real strength. Both bedrooms have custom-built closet organizers, and every closet has extra shelving and racks. The bathrooms have been updated with granite countertops and full-size mirrors. The suite comes with a titled parking stall close to the building entrance and an assigned storage locker in a locked room off the underground parkade. Building amenities include a fully equipped gym with exercise machines and free weights, and an amenity room that residents can book for private events through the management company. The building also has a secure tire storage room, a wash bay in the parkade, and a waste and recycling room next to the wash bay. Don't wait. Suites like this don't come along often. (id:6769)

Kitchen 11.25 Ft x 11.67 Ft
Dining room 12.83 Ft x 9.67 Ft
Living room 13.17 Ft x 12.00 Ft
Foyer 7.50 Ft x 4.00 Ft
Den 8.83 Ft x 6.25 Ft
Laundry room 4.67 Ft x 5.33 Ft

Other 15.00 Ft x 9.33 Ft
Other 7.83 Ft x 6.25 Ft
Primary Bedroom 12.25 Ft x 11.50 Ft
Bedroom 9.67 Ft x 8.58 Ft
3pc Bathroom 5.00 Ft x 8.50 Ft
4pc Bathroom 5.83 Ft x 8.33 Ft

Listing Presented By:



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