



## 22 Richard Place Calgary Alberta

\$249,900

Prime Location!! Discover this charming one-bedroom condo with a courtyard view & an underground parking in the highly desirable Lincoln Park, Calgary SW. Offering a perfect blend of comfort and convenience, this unit is ideal for first-time buyers, downsizers, or investors., The unit features cozy living room with gas fireplace, big windows, in-suite laundry, no carpet, which can be a big advantage for anyone with allergies or looking for a low-maintenance living space, underground parking, and storage, as well as a courtyard view. The condo complex itself offers a range of amenities, including a fitness centre, event room, car wash bay and heated underground guest parking. This provides residents with a variety of options for staying active and socializing with friends and family. Overall, this Lincoln Park condo offers an ideal combination of comfort, convenience, and value. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity. The location is a major highlight, as it is situated just steps away from Mount Royal University, schools, Lincoln Park Centre, public transit, and offers an easy commute to the downtown core. This means that you will have easy access to all the amenities they need, whether it be for work or leisure. Easy access to Glenmore Trail which will connect you to Crowchild Trail, Sarcee Trail and minutes to Stoney Trail. Book a showing before it is gone! (the first photo of livingroom is virtually staged) (id:6769)

Bedroom 2.97 M x 3.30 M

Kitchen 3.28 M x 2.46 M

Living room 3.68 M x 6.12 M

4pc Bathroom 2.64 M x 1.52 M

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca