



## 22 Richard Place Calgary Alberta

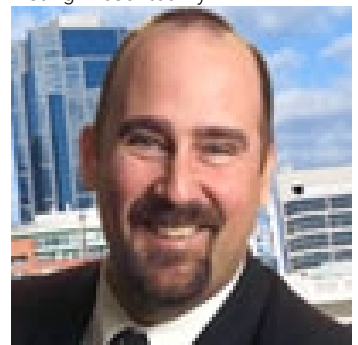
\$329,900

Bright and functional upper-floor unit featuring two bedrooms and two full bathrooms. The spacious primary suite includes a private ensuite with four-piece bath and dual closets. The second bedroom connects directly to a three-piece bathroom with an oversized shower. The kitchen is equipped with modern appliances. Relax in the cozy living area featuring a gas fireplace, or set up a work-from-home space in the open nook near the entrance. Enjoy the convenience of in-suite laundry. Step out onto your covered, north-facing balcony--perfect for warm evenings--with a built-in natural gas line ready for your BBQ. Just a short walk to Mount Royal University, this well-maintained home is move-in ready. Additional features include a titled underground parking stall, an assigned storage locker, car wash bay in the parkade, and an on-site fitness centre. Excellent access to transit routes and nearby bike paths. (id:6769)

Kitchen 11.00 Ft x 10.33 Ft  
Dining room 11.00 Ft x 8.83 Ft  
3pc Bathroom 8.50 Ft x 4.92 Ft  
Living room 12.92 Ft x 10.08 Ft  
Foyer 6.75 Ft x 4.08 Ft  
Laundry room 3.00 Ft x 3.00 Ft

Den 7.08 Ft x 4.50 Ft  
Other 9.75 Ft x 8.17 Ft  
Primary Bedroom 12.08 Ft x 11.17 Ft  
Bedroom 10.50 Ft x 10.25 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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