



22 Richard Place Calgary Alberta

\$325,000

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 you're buying for yourself, your student or your portfolio, the lifestyle here is hard to beat! (id:6769)

Foyer 6.33 Ft x 5.83 Ft
 Living room 12.50 Ft x 13.42 Ft
 Dining room 10.50 Ft x 8.00 Ft
 Kitchen 8.50 Ft x 11.75 Ft
 Den 5.17 Ft x 9.00 Ft
 Laundry room 3.00 Ft x 3.00 Ft

Other 11.00 Ft x 9.50 Ft
 Other 5.42 Ft x 5.33 Ft
 Primary Bedroom 11.00 Ft x 15.33 Ft
 Bedroom 10.58 Ft x 10.50 Ft
 4pc Bathroom 4.92 Ft x 8.50 Ft
 3pc Bathroom 8.25 Ft x 5.00 Ft

Listing Presented By:



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