



22 Richard Place Calgary Alberta

\$235,000

Welcome to Trafalgar House, just STEPS FROM MOUNT ROYAL UNIVERSITY, and minutes to Marda Loop, North Glenmore Park, public transit, and a quick commute downtown. Whether you're a first-time buyer, student, or looking for a solid investment, this 1-BEDROOM + DEN unit offers real value in a well-desired area. Inside, you're greeted by a functional open-concept layout that actually makes sense. The living room is bright and inviting, complete with a cozy gas fireplace for those colder Calgary evenings. The kitchen offers plenty of cabinet and counter space, a convenient breakfast bar, and a clean black appliance package that ties it all together. The primary bedroom is generously sized and features a walk-in closet, with easy access to the full 4-piece bathroom. Just off the kitchen, the den is ideal for a work-from-home setup, study space, or even extra storage if needed. Step outside to your private patio - perfect for morning coffee or winding down at the end of the day. You'll also appreciate: In-suite laundry, TITLED UNDERGROUND HEATED PARKING, ASSIGNED STORAGE LOCKER, FULLY EQUIPPED FITNESS CENTER, Party room, and a beautiful interior courtyard. This is a move-in ready condo in a location that consistently performs well for both owners and investors. If you've been waiting for something affordable, well-located, and easy to own, this might be it! Book your private showing today! (id:6769)

4pc Bathroom 9.58 Ft x 9.50 Ft

Primary Bedroom 14.58 Ft x 15.42 Ft

Dining room 11.83 Ft x 7.17 Ft

Kitchen 12.92 Ft x 13.08 Ft

Living room 11.75 Ft x 11.17 Ft

Office 6.00 Ft x 8.25 Ft

Listing Presented By:



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

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