

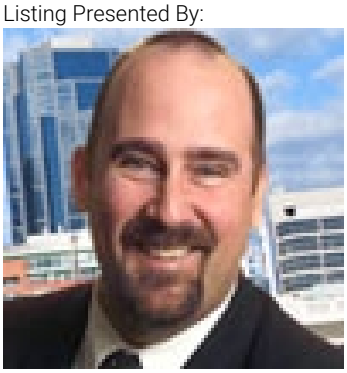
22 Richard Place Calgary Alberta

$315,000

Welcome to this inviting 2 bedroom, 2 bathroom MAIN FLOOR condo in the highly desirable community of Lincoln Park! Offering a functional layout, fantastic building amenities and an UNBEATABLE LOCATION just steps from Mount Royal University, this home is an excellent opportunity for first-time buyers, students, professionals, downsizers or investors.Step inside to a bright and welcoming living space featuring UPDATED LIGHT FIXTURES and a comfortable OPEN LAYOUT that makes everyday living and entertaining easy. Adding even more versatility is the dedicated DEN SPACE, perfect for a home office or study area and allowing both bedrooms to remain exactly that, bedrooms! With two bedrooms, two full bathrooms and the BONUS DEN, the layout provides plenty of flexibility whether you're living on your own, sharing with a roommate or simply looking for some extra space.One of the standout features of this home is the LARGE PRIVATE PATIO, offering an incredible extension of your living space with both covered and open areas to enjoy. Whether you're starting your morning outside with a coffee, relaxing at the end of the day or entertaining friends during the warmer months, there is plenty of room to make the space your own.The home also includes an UNDERGROUND PARKING STALL AND SEPARATE STORAGE LOCKER, adding even more everyday convenience. Trafalgar House offers an impressive selection of amenities including a fitness centre, social/party room, bike storage, car wash bay, visitor parking and a beautifully landscaped central courtyard.Located in the heart of Lincoln Park, you are just steps from Mount Royal University and close to restaurants, coffee shops, shopping, parks, pathways and public transit. With quick access to Crowchild Trail and Glenmore Trail, getting downtown or around the city is easy.With two bedrooms, two bathrooms, a dedicated den, spacious outdoor living are...

Storage 2.67 Ft x 3.25 Ft
Other 5.58 Ft x 6.25 Ft
Living room 11.08 Ft x 13.00 Ft
Dining room 9.00 Ft x 12.50 Ft
Other 8.42 Ft x 9.25 Ft
Laundry room 3.00 Ft x 3.00 Ft
Primary Bedroom 11.00 Ft x 13.33 Ft
Bedroom 10.42 Ft x 10.58 Ft
Den 5.08 Ft x 9.00 Ft
4pc Bathroom 5.00 Ft x 8.25 Ft
3pc Bathroom 5.00 Ft x 8.17 Ft
Other 9.00 Ft x 15.75 Ft

Listing Presented By:



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