

# \$385,000 - 340, 22 Richard Place Sw, Calgary

MLS® #A2198467

## \$385,000

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Great investment opportunity in this beautiful corner unit which has been updated including Engineered hardwood, bathrooms, lighting and stainless appliances. Featuring 2 bedrooms plus den, 2 bath rooms, eating bar in kitchen plus nook, living room with corner fireplace. 2 balconies, both with nice and sunny exposures, titled parking stall plus storage locker. Numerous guest parking in garage. Car wash and bike storage in garage. Walking distance to Mount Royal University, close to transit and parking. Vacant and fast possession available. Seller will assist with condo fees for 6 months.

Built in 2002

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2198467          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 340, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Bicycle Storage |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Titled, Underground                     |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, No Smoking Home                                                                                                        |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range |
| Heating           | Hot Water                                                                                                                        |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Electric                                                                                                                         |
| # of Stories      | 4                                                                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Wood Frame         |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 56              |
| Zoning         | M-C2            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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