

# \$329,900 - 329, 22 Richard Place Sw, Calgary

MLS® #A2244676

**\$329,900**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

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.

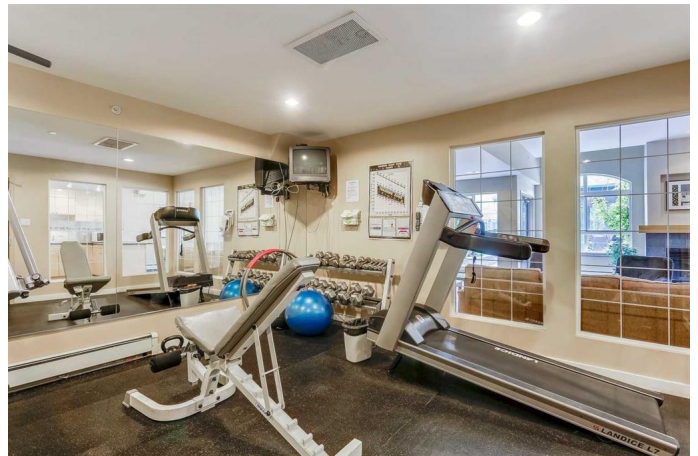
Just a short walk to Mount Royal University, this well-maintained home is move-in ready. Additional features include a titled underground parking stall, an assigned storage locker, car wash bay in the parkade, and an on-site fitness centre. Excellent access to transit routes and nearby bike paths.

Built in 2002

## Essential Information

MLS® # A2244676

Price \$329,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 819               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 329, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                                |
| Parking        | Parkade, Titled, Underground                                                                     |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                           |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| # of Stories      | 4                                                                                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
|-------------------|--------------------|

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt                   |
| Construction | Stone, Stucco, Wood Frame |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 75              |
| Zoning         | M-C2            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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