

# \$349,800 - 433, 22 Richard Place Sw, Calgary

MLS® #A2229181

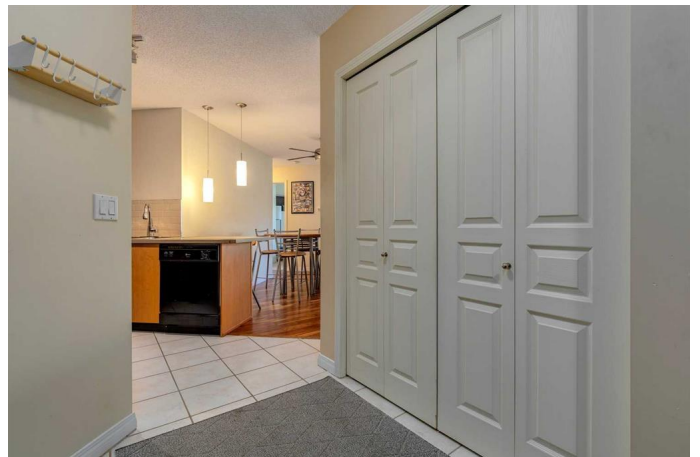
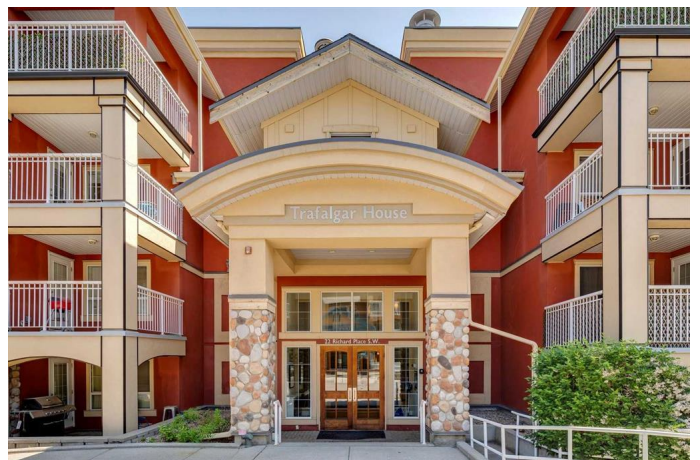
**\$349,800**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

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!

Built in 2002

### Essential Information

MLS® #	A2229181
Price	\$349,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	433, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N6

### Amenities

Amenities	Secured Parking, Visitor Parking, Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Titled, Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Soaking Tub, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Low Maintenance Landscape, Gazebo, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	41
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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