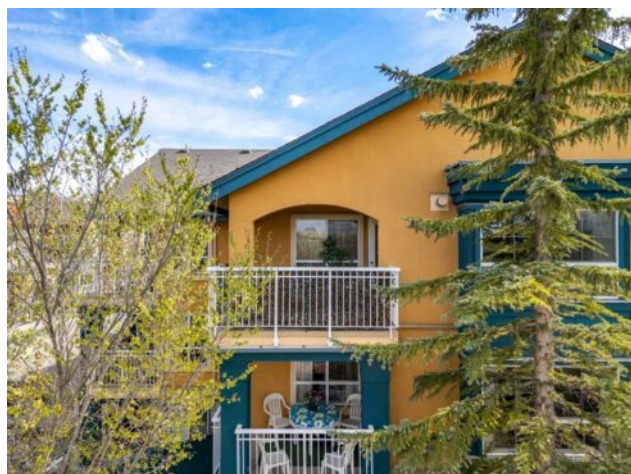


306, 25 Richard Place SW
Calgary, Alberta

MLS # A2218748



\$364,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window Coverings (Blinds Only)

Welcome to Laurel House – This bright and spacious top-floor corner unit offers over 1,000 sq ft of thoughtfully designed living space, perfect for students, empty nesters, or savvy investors. Enjoy a bright, open layout with laminate flooring, a gas fireplace, and a covered balcony with peaceful views of the university grounds. The kitchen features a breakfast bar that opens to a cozy dining area, and you'll love the walk-in pantry with in-suite laundry for added convenience. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while the second bedroom and full bath are perfect for guests, roommates, or a home office. This unit includes a secure underground parking stall and storage unit, and residents enjoy access to fantastic amenities like a fitness centre, activity room, and outdoor patio with BBQs—perfect for social gatherings or unwinding in the sun. Set in a quiet, well-managed building in a prime location, you're just steps away from Mount Royal University, transit, shops, restaurants and green spaces. Whether you're looking for a home base for studies, a serene space to downsize, or a low-maintenance investment opportunity, this is your chance to enjoy a lifestyle of ease and connection in Calgary's vibrant southwest.