

**143, 22 Richard Place SW**  
**Calgary, Alberta**

**MLS # A2246708**



**\$269,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                                |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 714 sq.ft.                                  | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 1                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                           |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                  |
|--------------------|----------------------------------|
| <b>Heating:</b>    | Baseboard, Natural Gas           |
| <b>Floors:</b>     | Laminate, Tile                   |
| <b>Roof:</b>       | -                                |
| <b>Basement:</b>   | -                                |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame        |
| <b>Foundation:</b> | -                                |
| <b>Features:</b>   | Vinyl Windows, Walk-In Closet(s) |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 569 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C2   |
| <b>Utilities:</b> | -      |

**Inclusions:** N/A

Welcome to Trafalgar House – A Stylish & Comfortable Home STEPS FROM MOUNT ROYAL UNIVERSITY! Whether you're a first-time buyer, student, or savvy investor, this bright and functional 1-BEDROOM+DEN condo offers incredible value in one of Calgary's most convenient locations. Step inside and you're greeted with a warm, OPEN-CONCEPT LAYOUT featuring a spacious living room with a cozy gas fireplace, perfect for relaxing evenings or entertaining friends. The modern kitchen is both stylish and practical, with plenty of cabinet and counter space, a handy breakfast bar, and a sleek black appliance package that complements the contemporary design. The primary bedroom is generously sized, complete with a WALK-IN CLOSET and is directly next to the 4-PIECE BATHROOM for added comfort and privacy. Just off the kitchen, the den provides a perfect work-from-home setup, study nook, or guest space. Enjoy the fresh air on your PRIVATE PATIO, ideal for morning coffee or unwinding after a busy day. You'll also appreciate IN-SUITE LAUNDRY, a TITLED UNDERGROUND HEATED STALL, and an ASSIGNED STORAGE LOCKER. Enjoy access to excellent amenities including a FULLY EQUIPPED FITNESS CENTER, party room, and a beautiful interior courtyard. Unbeatable location: Just steps to Mount Royal University, minutes from North Glenmore Park, Marda Loop, public transit, schools, shopping, and an easy commute to downtown. Whether you're heading to class, grabbing groceries, or enjoying Calgary's best restaurants and green spaces, you're right where you need to be. This charming unit is move-in ready and waiting for its next chapter. Book your private showing today!