

# \$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	47
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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