

# \$269,900 - 143, 22 Richard Place Sw, Calgary

MLS® #A2246708

**\$269,900**

1 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Trafalgar House – A Stylish & Comfortable Home STEPS FROM MOUNT ROYAL UNIVERSITY!

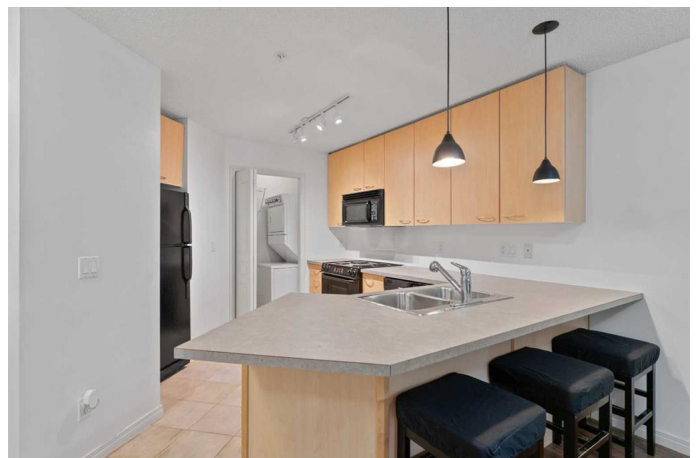
Whether you're a first-time buyer, student, or savvy investor, this bright and functional 1-BEDROOM+DEN condo offers incredible value in one of Calgary's most convenient locations.

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!

Built in 2002

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246708          |
| Price          | \$269,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 714               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 143, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Trash, Visitor Parking, Secured Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Heated Garage, Parkade, Titled, Underground                         |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Walk-In Closet(s)                                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
| Zoning      | M-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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