

# \$349,900 - 329, 22 Richard Place Sw, Calgary

MLS® #A2244676

## \$349,900

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Bright and functional upper-floor unit featuring two bedrooms and two full bathrooms. The spacious primary suite includes a private ensuite with four-piece bath and dual closets. The second bedroom connects directly to a three-piece bathroom with an oversized shower.

The kitchen is equipped with modern appliances. Relax in the cozy living area featuring a gas fireplace, or set up a work-from-home space in the open nook near the entrance.

Enjoy the convenience of in-suite laundry. Step out onto your covered, north-facing balconyâ€”perfect for warm eveningsâ€”with a built-in natural gas line ready for your BBQ.

Just a short walk to Mount Royal University, this well-maintained home is move-in ready. Additional features include a titled underground parking stall, an assigned storage locker, car wash bay in the parkade, and an on-site fitness centre. Excellent access to transit routes and nearby bike paths.

Built in 2002

## Essential Information

MLS® # A2244676

Price \$349,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	329, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7N6

### **Amenities**

Amenities	Party Room, Secured Parking, Storage, Visitor Parking, Bicycle Storage, Car Wash, Fitness Center
Parking Spaces	1
Parking	Parkade, Underground, Titled

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
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Roof	Asphalt
Construction	Stone, Stucco, Wood Frame

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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