

228, 22 Richard Place SW
Calgary, Alberta

MLS # A2168256



\$375,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 988 sq.ft. | Age: | 2002 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 795 |
| Basement: | None | LLD: | - |
| Exterior: | Mixed, Stone, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Quartz Counters | | |
| Inclusions: | N/A | | |

Welcome to Trafalgar House! This beautifully renovated unit offers two titled underground parking spots and assigned storage space. The spacious south-facing unit features two bedrooms, two full baths, and a cozy den. The living room boasts an incredible tiled fireplace and a dining area that opens to the kitchen, which is finished with ample cupboard space, brand-new quartz countertops, and new stainless steel appliances. All light fixtures have been upgraded to trendy black ones, and the flat ceiling and white walls create a bright and spacious feel. Both bedrooms have ample closet space, and the master bedroom includes a private four-piece ensuite. Additional features include a south-facing balcony overlooking the courtyard and in-suite laundry. Both bathrooms have new tiles and fixtures. The building amenities include fitness facilities, an interior park, a car wash, and a party room. Enjoy the convenient location, with Tim Hortons and other small plaza stores just a short walk away, steps to Mount Royal University, and close to North Glenmore Park, vibrant Marda Loop, schools, shopping, public transit, and an easy commute to downtown