



THE
A-TEAM

**RE/MAX
FIRST**

22 RICHARD Place #428, Calgary T3E 7N6

MLS®#: **A2169191** Area: **Lincoln Park** Listing Date: **10/29/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **913**
 Low Sqft:
 Ttl Sqft: **913**

Parkade,Titled,Underground

DOM

85
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 8`3"	4pc Ensuite bath	Main	4`10" x 8`7"
Bedroom	Main	10`7" x 12`8"	Den	Main	5`2" x 9`0"
Dining Room	Main	15`4" x 10`7"	Foyer	Main	5`8" x 6`3"
Kitchen	Main	11`7" x 9`4"	Living Room	Main	12`7" x 13`4"
Bedroom - Primary	Main	10`11" x 15`4"			

Legal/Tax/Financial

Condo Fee:
\$738

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0210215**

Remarks

Pub Rmks: **The Sweetest of Suites — Calling all investors, students, first-time homebuyers and right-sizers! Located in the beautiful and convenient Lincoln Park area, this bright and sunny top-floor, corner unit in Trafalgar House is a short, five-minute walk to Mount Royal University, ATCO Park and a number of shops and amenities. The spacious living room with gas fireplace is perfectly situated between the 2 bedrooms, providing ample living and working space. Plus all windows throughout the unit have been outfitted with NEW custom blinds. Walk to work or school or work or study from home in your dedicated den/office space. Need to commute a little farther? Hop on the MAX Yellow Line and in three stops, find yourself downtown. The well-equipped kitchen with brand NEW appliances and peninsula provides plenty of prep space and the perfect gathering spot when entertaining. Got a roommate? You can look forward to NOT sharing a bathroom, because this place has a 4-piece ensuite and a 3-piece bath. Your private NW-facing balcony is roomy enough for a couple of lounge chairs and a bistro-style dining table. No need to worry about propane tanks -- it's taken care of with the gas BBQ hookup. Your titled parking space in the heated underground parking garage is conveniently located adjacent to the stairs and elevator vestibule, and 60 cubic feet of secure, heated storage is also located in the parkade. Building amenities include a gym, a lending library, a club room available for rent, and a car wash. Whether you plan to move in or rent out, there is nothing left to do here!**

Inclusions: **None**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









