



THE
A-TEAM

**RE/MAX
FIRST**

22 RICHARD Place #130, Calgary T3E 7N6

MLS®#: **A2184915** Area: **Lincoln Park** Listing Date: **01/09/25** List Price: **\$275,000**
 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: **643**
 Low Sqft:
 Ttl Sqft: **643**

Underground

DOM

13
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Wood Frame**
 Heating: **Baseboard, Hot Water** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Water Source:
 Ext Feat: **Courtyard** Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 7" x 6' 0"	Kitchen	Main	8' 0" x 9' 0"
Dining Room	Main	7' 7" x 8' 0"	Living Room	Main	9' 10" x 11' 0"
Bedroom - Primary	Main	10' 11" x 11' 0"	Office	Main	3' 11" x 7' 11"
4pc Ensuite bath	Main	4' 11" x 8' 4"			

Legal/Tax/Financial

Condo Fee: **\$520** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0210215**

Remarks

Pub Rmks: **This ground-floor unit in Trafalgar House is conveniently located directly across from Mount Royal University - and could be a great option as a rental or for a first-time buyer! With more than 600 sq feet, it features a king-sized primary bedroom and cheater ensuite bathroom, updated laminate flooring in the main living areas, a cozy gas fireplace, in-suite laundry, large patio area, a titled underground parking stall, an additional storage locker, and easy access to the building's private fitness room. With the exception of the fridge, the kitchen appliances are all less than five years ago and the laminate flooring was installed in the past year. Trafalgar House is a pet-friendly building that has recently undergone significant exterior building work - buy now and take advantage of this revitalized building.**

Inclusions: **Window Coverings**

Property Listed By: **CIR Realty**

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



