



THE
A-TEAM

**RE/MAX
FIRST**

22 RICHARD Place #340, Calgary T3E 7N6

MLS® #: **A2198467**

Area: **Lincoln Park**

Listing Date: **03/01/25**

List Price: **\$385,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 24-Mar**

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:

Heated Garage, Titled, Underground

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony, Courtyard**

Construction: **Wood Frame**
Flooring: **Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Elevator, No Smoking Home**
Utilities:

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Room Information

Room	Level	Dimensions
Living Room	Main	13`2" x 10`0"
Kitchen With Eating Area	Main	12`5" x 11`8"
Bedroom - Primary	Main	11`6" x 10`3"
Laundry	Main	5`4" x 4`8"
3pc Bathroom	Main	8`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`5" x 8`6"
Den	Main	8`10" x 6`3"
Bedroom	Main	9`8" x 8`7"
4pc Ensuite bath	Main	8`3" x 5`10"

Legal/Tax/Financial

Condo Fee:
\$797

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

0210215

Monthly

Remarks

Pub Rmks: **Great investment opportunity in this beautiful corner unit which has been updated including Engineered hardwood, bathrooms, lighting and stainless appliances. Featuring 2 bedrooms plus den, 2 bath rooms, eating bar in kitchen plus nook, living room with corner fireplace. 2 balconies, both with nice and sunny exposures, titled parking stall plus storage locker. Numerous guest parking in garage. Car wash and bike storage in garage. Walking distance to Mount Royal University, close to transit and parking. Vacant and fast possession available. Seller will assist with condo fees for 6 months.**

Inclusions: **Bar Stools, Portable AC, Gas Barbecue**

Property Listed By: **Real Broker**

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







