

# \$369,000 - 434, 22 Richard Place Sw, Calgary

MLS® #A2233372

**\$369,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

**PREMIUM TOP FLOOR SW CORNER UNIT LOCATED IN TRAFALGAR HOUSE!** This rare and spacious 2 bedroom, 2 bath + den condo offers over 900 sq. ft. This unit is a meticulously maintained living space and one of the best locations in the entire complex. Perched on the top SW corner, this unit is filled with beautiful natural lighting. It features a large balcony with partial mountain views, perfect for morning coffee or evening sunsets. Inside, you will find brand new stainless steel appliances and new sleek laminate flooring, both installed in October 2024. The thoughtful layout provides excellent privacy with bedrooms positioned on opposite sides. This is ideal for roommates, guests, or anyone seeking their own space. The open concept living area is perfect for both entertaining and relaxing. Enjoy fantastic building amenities including a fully equipped fitness centre, party room, underground visitor parking, and a convenient car wash bay. Donâ€™t miss your chance to own this standout unit in a prime location!

Built in 2002

## Essential Information

MLS® #	A2233372
Price	\$369,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	434, 22 Richard Place Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N6

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Titled, Underground, Guest, Secured

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard, Lighting
Roof	Asphalt

Construction	Concrete, Stone, Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	18
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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