

# \$349,800 - 433, 22 Richard Place Sw, Calgary

MLS® #A2229181

**\$349,800**

2 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

This sun-filled top floor end unit in Lincoln Park offers peace, privacy and a layout that just makes sense. With no one above you and only one shared wall, it's a true quiet retreat in a vibrant, walkable community. Inside, warm walnut hardwood floors set the tone for the open-concept main living space, where a stylish kitchen is framed with full-height cabinets, subway tile backsplash and a peninsula breakfast bar perfect for easy mornings or casual conversation. The dining area flows effortlessly into the inviting living room, anchored by a gas fireplace and oversized windows that draw in natural light all day long. Step outside to your huge SW-facing corner balcony, covered for year-round use with tranquil mature tree views - offering the perfect setting for a quiet morning coffee or relaxed summer barbecue with friends. The thoughtful floorplan separates the two bedrooms for privacy, with the spacious primary suite featuring a walk-in closet and a 4-piece ensuite. The second bedroom is ideally on the other side of the unit, tucked beside the 3-piece bathroom, ideal for guests or roommates. A den provides the perfect space to work from home, set up a reading nook or hobby space or use for extra storage. In-suite laundry, a titled underground parking stall and a storage locker round out the everyday conveniences. This well-managed, amenity-rich building includes a fully equipped fitness centre, party room, bike storage, and a car wash bay. All of this in a prime location just



steps from MRU, transit, restaurants, and shopping, whether youâ€™re buying for yourself, your student or your portfolio, the lifestyle here is hard to beat!

Built in 2002

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229181          |
| Price          | \$349,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 920               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 433, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

**Amenities**

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Secured Parking, Visitor Parking, Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities |
| Parking Spaces | 1                                                                                                                                        |
| Parking        | Titled, Heated Garage, Parkade, Underground                                                                                              |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Soaking Tub, Storage |
|-------------------|----------------------------------------------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Natural Gas, Baseboard, Hot Water                                                             |
| Cooling         | None                                                                                          |
| Fireplace       | Yes                                                                                           |
| # of Fireplaces | 1                                                                                             |
| Fireplaces      | Gas, Living Room                                                                              |
| # of Stories    | 4                                                                                             |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Courtyard                                                 |
| Lot Description   | Landscaped, Low Maintenance Landscape, Gazebo, Many Trees |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Stucco, Wood Frame                                 |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 68              |
| Zoning         | M-C2            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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