

# \$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. Don'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 | 6               |
| Zoning         | M-C2            |

**Listing Details**

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

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