

130, 22 Richard Place SW
Calgary, Alberta

MLS # A2184915



\$275,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	644 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 520

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Window Coverings

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.