

# \$365,000 - 433, 22 Richard Place Sw, Calgary

MLS® #A2229181

**\$365,000**

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          | \$365,000         |
| 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      | Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking, Car Wash, Fitness Center, Guest Suite, Party Room, Recreation Facilities |
| Parking Spaces | 1                                                                                                                                        |
| Parking        | Heated Garage, Parkade, Underground, Titled                                                                                              |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,                   |

|                 |                                   |
|-----------------|-----------------------------------|
|                 | Washer, Window Coverings          |
| Heating         | Baseboard, Hot Water, Natural Gas |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Gas, Living Room                  |
| # of Stories    | 4                                 |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 3               |
| Zoning         | M-C2            |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.