



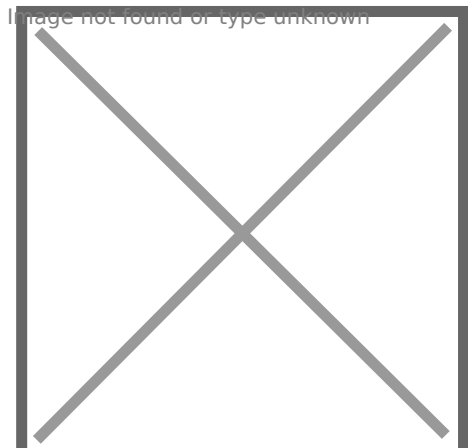
\$ 265,000.00

## 436 22 RICHARD PLACE SW CALGARY

<https://paulbrinton.com>

MOUNTAIN VIEWS, in this gorgeous, affordable, and spacious apartment right by Mount Royal University! This is the only layout with the kitchen and eating area perfectly and logically located BY the Balcony/BBQ access, rather than walking "into" the kitchen from the foyer and having to carry food through the apartment!...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active



## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1158046

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 2002

**Parking:** Parkade, Stall, Titled, Underground **CONDO TYPE:** Conventional

**Post Updated:** 2021-11-23 21:04:17

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/29/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Fireplace Features:** Gas,Living Room,Mantle

**Exterior Features:** Storage,Uncovered Courtyard

**Cooling:** None

**Interior Features:** Breakfast Bar,Elevator,French Door,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Recreation Facilities,Storage

**Fireplace:** 1

**Association Amenities:** Car Wash,Elevator(s),Fitness Center,Guest Suite,Parking,Party Room,Storage,Visitor Parking

**Community Features:** Park,Schools Nearby,Playground,Street Lights,Shopping Nearby

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** See Remarks



**Roof Type:** Asphalt Shingle

**Heating Type:**

Baseboard,Fireplace(s),Natural Gas

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Single Level Unit

**Laundry features:** In Unit, Laundry Room

**Zoning:** M-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 265.00

**Title Land:** Fee Simple

**Photo Count:** 30

**Rooms Above Grade:** 7

**Unit Exposure:** S,SE,SW

**Unit Number:** 436

**Construction Materials:**  
Stone,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Range  
Hood,Refrigerator,Stove(s),Washer/Dryer  
Stacked

**Living Area SF:** 1000.00

**Subdivision Name:** Lincoln Park

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Board Approval,Easement  
Registered On Title,Pet Restrictions or Board  
approval Required,Restrictive Covenant-  
Building Design/Size,Utility Right Of Way

