

# \$259,900 - 141, 22 Richard Place Sw, Calgary

MLS® #A2260240

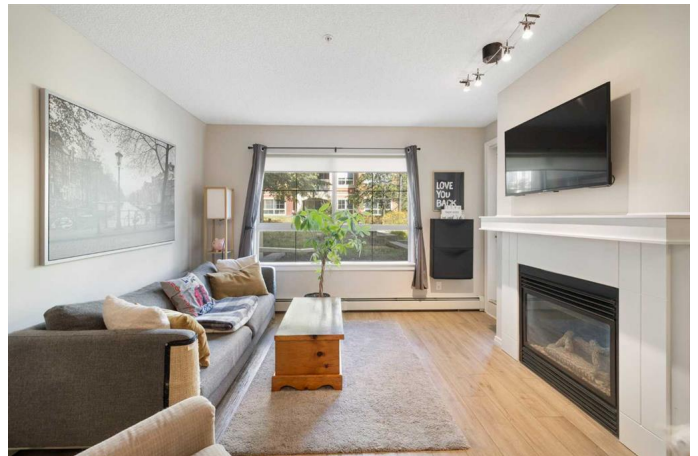
**\$259,900**

1 Bedroom, 1.00 Bathroom, 697 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Step into comfort and convenience with this inviting 1-bedroom + den, 1-bathroom condo in the sought-after Trafalgar House, perfectly situated in Calgary's well-kept community of Lincoln Park. Whether you're a first-time buyer, an investor, or looking for a home close to Mount Royal University, this bright and well-designed corner unit checks all the boxes. Located on the main floor, this home offers a practical layout that balances space and style. The west-facing patio extends your living area outdoors, with a lovely courtyard view that brings a sense of calm right to your doorstep. Inside, the maple-inspired kitchen has everything you need to feel at home—plenty of cabinetry, generous counter space, and recent updates including a modern backsplash, stove, and dishwasher. The open-concept design connects the kitchen to a cozy dining nook and a spacious living room, complete with a welcoming ivory fireplace that creates the perfect spot to unwind or entertain. The bedroom is thoughtfully sized, featuring a walk-in closet with abundant storage. You'll also find a bonus office area, ideal for working from home or as an extra storage space to keep things organized. Practical features include in-suite laundry, durable tile and laminate flooring, and heated underground titled parking. The building itself offers plenty of extras, including a fitness centre, party room, visitor parking, a car wash bay, and a storage locker for added convenience. Living here means having



everyday essentials at your fingertips. Youâ€™re within walking distance of Mount Royal University, close to public transit, and surrounded by a great selection of restaurants, coffee shops, and amenities. Fresh, functional, and move-in ready, this condo is a smart choice for students, young professionals, parents helping kids into their first home, or anyone looking for an easy-to-maintain space in a well-run building. All thatâ€™s left to do is move in and make it yours.

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260240          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 697               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 141, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                |

|         |                                              |
|---------|----------------------------------------------|
| Parking | Parkade, Secured, Stall, Titled, Underground |
|---------|----------------------------------------------|

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Walk-In Closet(s)                                                                                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                |
| # of Stories      | 4                                                                                                                       |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | M-C2                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.