

# \$239,900 - 327, 22 Richard Place Sw, Calgary

MLS® #A2257592

**\$239,900**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Discover modern comfort and urban convenience at Trafalgar House, a highly sought-after residence ideally located just steps from everyday amenities and a short stroll to the vibrant campus of Mount Royal University. Perfectly positioned between Garrison Green and Marda Loop, this prime inner-city location offers effortless access to boutique shopping, popular restaurants, and an abundance of parks and bike trails. This spacious 1-bedroom, 4-piece bath condo blends style with functionality, showcasing an open-concept layout, a cozy corner gas fireplace, and tasteful upgrades including new tile, plank flooring, and an updated fridge. South-facing exposures invite natural light into the main living space, opening onto serene views of the beautifully landscaped central courtyard—creating a tranquil retreat right in the heart of the city. Everyday living is elevated with underground parking, a dedicated storage unit, and in-suite laundry. The building itself is thoughtfully designed with impressive amenities, including two elevators, a fully equipped fitness centre, party room, tire and bike storage, plus ample visitor parking. Whether you're a student, professional, or investor, this home offers the perfect balance of modern convenience and everyday beauty—a place to truly put down roots just moments from shops, caf s, and the lively atmosphere of one of Calgary's most desirable communities.

Come experience what makes Trafalgar



House in Lincoln Park such an exceptional place to call home. Book your viewing today!

Built in 2002

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257592          |
| Price          | \$239,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 570               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 327, 22 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N6                  |

**Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                                                                |
| Parking        | Titled, Underground                                                                                              |

**Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                   |
| Heating           | Baseboard                                                                                                                        |

|                 |      |
|-----------------|------|
| Cooling         | None |
| Fireplace       | Yes  |
| # of Fireplaces | 1    |
| Fireplaces      | Gas  |
| # of Stories    | 4    |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 56                   |
| Zoning         | M-C2                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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