

**340, 22 Richard Place SW
Calgary, Alberta****MLS # A2198467****\$385,000**

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water
Floors:	Hardwood, Linoleum
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Elevator, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 797
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: Bar Stools, Portable AC, Gas Barbecue

Great investment opportunity in this beautiful corner unit which has been updated including Engineered hardwood, bathrooms, lighting and stainless appliances. Featuring 2 bedrooms plus den, 2 bath rooms, eating bar in kitchen plus nook, living room with corner fireplace. 2 balconies, both with nice and sunny exposures, titled parking stall plus storage locker. Numerous guest parking in garage. Car wash and bike storage in garage. Walking distance to Mount Royal University, close to transit and parking. Vacant and fast possession available. Seller will assist with condo fees for 6 months.