133 22 Richard Place SW

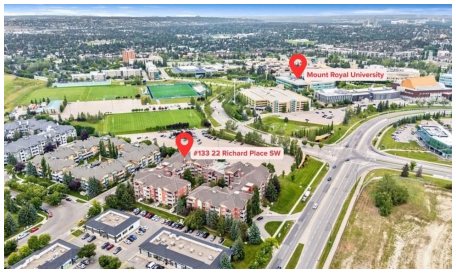
Calgary | Active | MLS® A2354855

$315,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2002**	**901.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to this inviting 2 bedroom, 2 bathroom MAIN FLOOR condo in the highly desirable community of Lincoln Park! Offering a functional layout, fantastic building amenities and an UNBEATABLE LOCATION just steps from Mount Royal University, this home is an excellent opportunity for first-time buyers, students, professionals, downsizers or investors.

Step inside to a bright and welcoming living space featuring UPDATED LIGHT FIXTURES and a comfortable OPEN LAYOUT that makes everyday living and entertaining easy. Adding even more versatility is the dedicated DEN SPACE, perfect for a home office or study area and allowing both bedrooms to remain exactly that, bedrooms! With two bedrooms, two full bathrooms and the BONUS DEN, the layout provides plenty of flexibility whether you're living on your own, sharing with a roommate or simply looking for some extra space.

One of the standout features of this home is the LARGE PRIVATE PATIO, offering an incredible extension of your living space with both covered and open areas to enjoy. Whether you're starting your morning outside with a coffee, relaxing at the end of the day or entertaining friends during the warmer months, there is plenty of room to make the space your own.

The home also includes an UNDERGROUND PARKING STALL AND SEPARATE STORAGE LOCKER, adding even more everyday convenience. Trafalgar House offers an impressive selection of amenities including a fitness centre, social/party room, bike storage, car wash bay, visitor parking and a beautifully landscaped central courtyard.

Located in the heart of Lincoln Park, you are just steps from Mount Royal University and close to restaurants, coffee shops, shopping, parks, pathways and public transit. With quick access to Crowchild Trail and Glenmore Trail, getting downtown or around the city is easy.

With two bedrooms, two bathrooms, a dedicated den, spacious outdoor living area, excellent building amenities and a prime southwest Calgary location, this condo offers the perfect combination of comfort, convenience and lifestyle. Welcome home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354855
Bedrooms	2
Bathrooms	2
Year Built	2002
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	901.96 sq. ft.
Main Level Finished Area:	901.96 sq. ft.
Condo Fee:	$714.79
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2002 (Age: 24)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0210215
Heating:	Baseboard, Fireplace(s)

New Constr.:	No
Construction Material:	Cement Fiber Board, Stone, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Parkade, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Trafalgar House
Community:	Lincoln Park (Calgary)
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	TV Wall Mount
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6'3" × 5'7" ·
Main Floor	Living Room · 13' × 11'1" ·

Main Floor	Dining Room · 12'6" × 9' ·
Main Floor	Kitchen With Eating Area · 9'3" × 8'5" ·
Main Floor	Laundry · 3' × 3' ·
Main Floor	Bedroom - Primary · 13'4" × 11' ·
Main Floor	Bedroom · 10'7" × 10'5" ·
Main Floor	Den · 9' × 5'1" ·
Main Floor	Balcony · 15'9" × 9' ·
Lower Level	Storage · 3'3" × 2'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/133-22-richard-place-sw-calgary-a2354855/

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