340 22 Richard Place SW

Calgary | Active | MLS® A2350106

$324,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2002**	**1,000.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

INCREDIBLE NEW PRICE! - $324,900! RARE OPPORTUNITY! Welcome to Unit 340, one of the largest units in the building, offering over 1,000 sq. ft. of living space and TWO private balconies! Exceptional space, outstanding value, and a rare find! It's also one of only six suites of this style among the building's 170, and one of the few with two balconies. The oversized main balcony faces southwest and gets plenty of sun. It opens directly off the kitchen, which makes barbecuing easy. Because there are TWO balconies, the suite also gets excellent cross-ventilation. The home has two bedrooms, and the principal bedroom has its own balcony. Off the living room there's a separate den with a wide open entry, so it shares the natural light from the south-facing windows in the living and dining rooms. It would make a bright home office or reading room. The kitchen has granite countertops, stainless steel appliances and an induction range. In-suite laundry comes with Whirlpool machines. Storage is a real strength. Both bedrooms have custom-built closet organizers, and every closet has extra shelving and racks. The bathrooms have been updated with granite countertops and full-size mirrors. The suite comes with a titled parking stall close to the building entrance and an assigned storage locker in a locked room off the underground parkade. Building amenities include a fully equipped gym with exercise machines and free weights, and an amenity room that residents can book for private events through the management company. The building also has a secure tire storage room, a wash bay in the parkade, and a waste and recycling room next to the wash bay. Don't wait. Suites like this don't come along often.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350106
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:	1,000.2 sq. ft.
Condo Fee:	$783.33
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Lot Area:	980 sq. ft.
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	7
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, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	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:	Elevator(s)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Yes
Main Floor	Kitchen · 11'8" × 11'3" ·
Main Floor	Dining Room · 12'10" × 9'8" ·
Main Floor	Living Room · 13'2" × 12' ·
Main Floor	Foyer · 7'6" × 4' ·
Main Floor	Den · 8'10" × 6'3" ·
Main Floor	Laundry · 5'4" × 4'8" ·
Main Floor	Balcony · 15' × 9'4" ·

Main Floor	Balcony · 7'10" × 6'3" ·
Main Floor	Bedroom - Primary · 12'3" × 11'6" ·
Main Floor	Bedroom · 9'8" × 8'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C2
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/340-22-richard-place-sw-calgary-a2350106/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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