



**329, 22 Richard Place SW, Calgary, Alberta - \$349,900**



Main Photo

## Property Description

Bright and functional upper-floor unit featuring two bedrooms and two full bathrooms. The spacious primary suite includes a private ensuite with four-piece bath and dual closets. The second bedroom connects directly to a three-piece bathroom with an oversized shower.

The kitchen is equipped with modern appliances. Relax in the cozy living area featuring a gas fireplace, or set up a work-from-home space in the open nook near the entrance.

Enjoy the convenience of in-suite laundry. Step out onto your covered, north-facing balcony—perfect for warm evenings—with a built-in natural gas line ready for your BBQ.

Just a short walk to Mount Royal University, this well-maintained home is move-in ready. Additional



features include a titled underground parking stall, an assigned storage locker, car wash bay in the parkade, and an on-site fitness centre. Excellent access to transit routes and nearby bike paths.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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