

# \$364,900 - 306, 25 Richard Place Sw, Calgary

MLS® #A2218748

## \$364,900

2 Bedroom, 2.00 Bathroom, 1,000 sqft

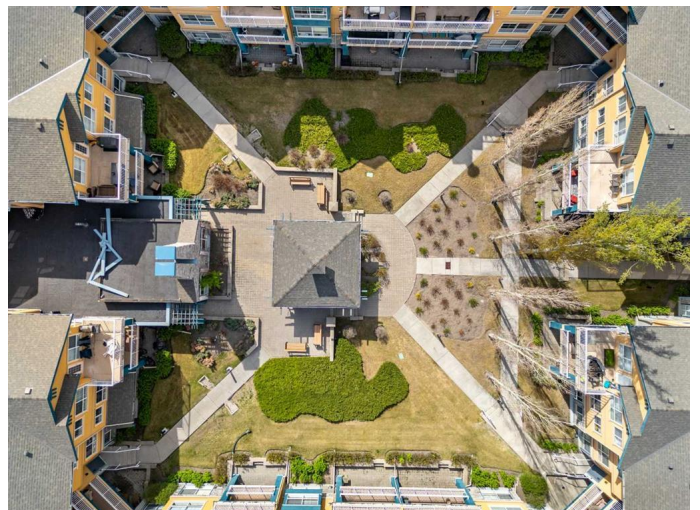
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Laurel House – This bright and spacious top-floor corner unit offers over 1,000 sq ft of thoughtfully designed living space, perfect for students, empty nesters, or savvy investors. Enjoy a bright, open layout with laminate flooring, a gas fireplace, and a covered balcony with peaceful views of the university grounds. The kitchen features a breakfast bar that opens to a cozy dining area, and you'll love the walk-in pantry with in-suite laundry for added convenience. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while the second bedroom and full bath are perfect for guests, roommates, or a home office. This unit includes a secure underground parking stall and storage unit, and residents enjoy access to fantastic amenities like a fitness centre, activity room, and outdoor patio with BBQs—perfect for social gatherings or unwinding in the sun. Set in a quiet, well-managed building in a prime location, you're just steps away from Mount Royal University, transit, shops, restaurants and green spaces. Whether you're looking for a home base for studies, a serene space to downsize, or a low-maintenance investment opportunity, this is your chance to enjoy a lifestyle of ease and connection in Calgary's vibrant southwest.

Built in 1999

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2218748          |
| Price          | \$364,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,000             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306, 25 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 7N1                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Secured Parking, Storage, Visitor Parking, Picnic Area, Recreation Room |
| Parking Spaces | 1   |
| Parking        | Stall, Underground, Parkade, Titled   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas, Hot Water   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| # of Stories      | 3   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 81             |
| Zoning         | M-C1           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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