

# **\$319,900 - 119, 25 Richard Place Sw, Calgary**

MLS® #A2263730

**\$319,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Perfectly situated just steps from Mount Royal University, vibrant restaurants, public transit, and a nearby golf course, this beautifully updated 2-bedroom, 2-bathroom condo offers the ideal combination of comfort, style, and convenience.

Step inside to discover a bright, open-concept layout adorned with large windows that flood the space with natural light. The stylish kitchen has been tastefully upgraded, featuring elegant new quartz countertops, a chic backsplash, and a spacious island with an eat-in bar. It comes complete with brand-new LG appliances, including a washer and dryer, fridge, stove, dishwasher, and microwave, making it a culinary haven for any aspiring chef.

The inviting dining and living area offers a cozy corner gas fireplace, creating a warm atmosphere for relaxation or entertaining. From here, you can access your private west-facing covered patio, which opens directly onto a beautifully landscaped courtyard—a perfect blend of indoor comfort and outdoor charm.

Retreat to the primary suite, which boasts a walk-in closet, a luxurious 4-piece ensuite, and added conveniences including a new ceiling fan and blackout blinds for a restful night’s sleep. The second bedroom is equally accommodating, featuring walk-through



his-and-hers closets and a 3-piece bath—ideal for guests, a family member, or a dedicated home office.

Additional conveniences include in-suite laundry with ample storage, two titled heated underground parking stalls, a separate storage unit, and underground guest parking.

As a resident, you™ll enjoy access to premium building amenities, including a car/pet wash bay, secure bike storage, a fitness center, and a community party room. This condo is a true gem, combining modern living with an enviable location. Don™t miss your chance to call it home—schedule your private showing today! Pets allowed with Condo Board Approval. The building recently was totally re-shingled and interior hallways painted!

Built in 2001

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263730          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 941               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 119, 25 Richard Place Sw |
| Subdivision | Lincoln Park             |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 7N1 |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Gazebo |
| Parking Spaces | 2                                                                                                                                  |
| Parking        | Additional Parking, Parkade, Underground, Guest, See Remarks, Secured                                                              |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                 |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                             |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Gas, Living Room, Mantle, Metal, See Remarks                                                                                  |
| # of Stories      | 3                                                                                                                             |
| Basement          | None                                                                                                                          |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 22                 |
| Zoning         | M-C1               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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