

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

MLS® #A2218748

## \$364,900

2 Bedroom, 2.00 Bathroom, 1,000 sqft

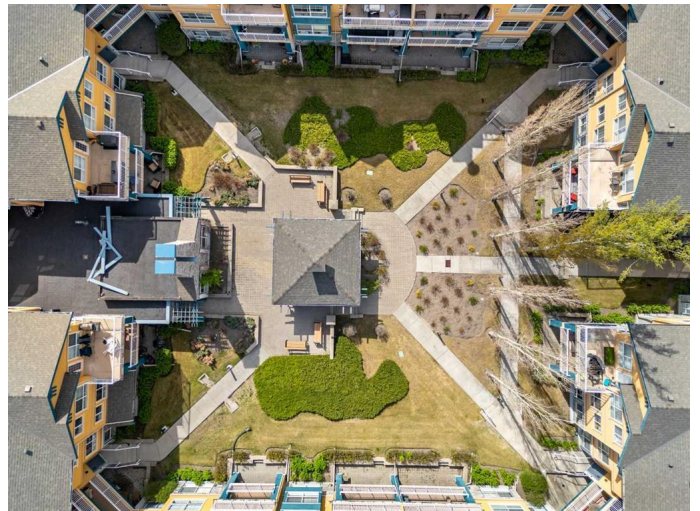
Residential on 0.00 Acres

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	70
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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