

# \$355,000 - 306, 25 Richard Place Sw, Calgary

MLS® #A2247016

**\$355,000**

2 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

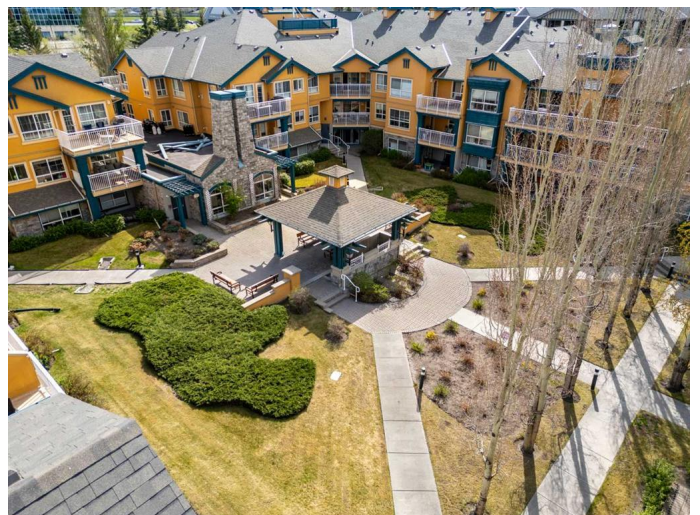
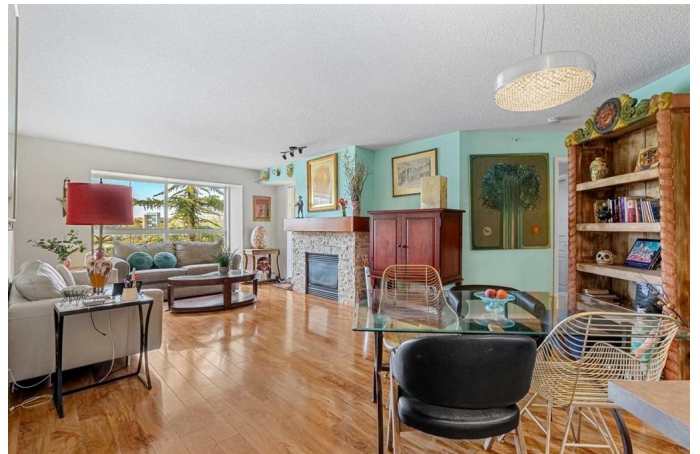
This sun-filled, top-floor corner condo in the Laurel House combines comfort, convenience, and 1,000 sq. ft. of thoughtfully designed living space—ideal for students, professionals, downsizers, or savvy investors.

Step inside to an open layout bathed in natural light, featuring laminate flooring, a cozy gas fireplace, and a covered balcony with tranquil views over the Mount Royal University grounds. The kitchen is designed for both style and function, with a breakfast bar, generous counter space, and a walk-in pantry with in-suite laundry.

The spacious primary bedroom boasts a walk-in closet and private 3-piece ensuite, with a walk-in shower while the second bedroom and full bath offer flexibility for guests, roommates, or a dedicated home office.

You™ll also enjoy heated underground parking with a secure storage locker, plus access to building amenities including a fitness centre, with brand new equipment, social/activity room, and outdoor BBQ patio and gazebo in the private courtyard—perfect for connecting with neighbours or relaxing in the sun.

Tucked in a quiet, well-managed complex, you™re just steps from MRU, transit, coffee shops, restaurants, and nearby green spaces. Whether you™re looking for a



low-maintenance lifestyle or a turn-key investment, this move-in ready home is a smart choice in Calgary’s vibrant southwest.

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247016          |
| Price          | \$355,000         |
| 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, Picnic Area, Recreation Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Parkade, Stall, Titled, Underground                                                     |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |

|                 |                                   |
|-----------------|-----------------------------------|
| 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    | August 10th, 2025 |
| Days on Market | 11                |
| Zoning         | M-C1              |

## Listing Details

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

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