



**GRASSROOTS**  
REALTY GROUP

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**218, 5115 Richard Road SW  
Calgary, Alberta**

**MLS # A2247418**



**\$350,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 797
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this bright and spacious 2-bedroom, 2-bathroom condo in Trafalgar House, a well-managed building in a prime inner-city location near Mount Royal University (MRU). This corner end unit offers two private balconies, a flexible open den, and southwest exposure—perfect for those who love natural light and functional living space. Step inside to discover a sun-filled open floor plan with large windows, upgraded appliances, and a stylish modern kitchen with ample cabinetry and informal dining space—ideal for hosting or enjoying a quiet meal at home. A cozy gas fireplace anchors the living room, creating a warm and inviting space for relaxation. Custom Hunter Douglas blinds add style and privacy throughout. Enjoy the comfort of in-suite laundry, a large primary bedroom with double closets, a full 4-piece ensuite, and private balcony access—your own personal retreat. On the opposite side, a generously sized second bedroom and full guest bathroom offer flexibility for roommates, family, or guests. The sunny, oversized balcony is your private outdoor oasis—perfect for BBQs, lounging, and soaking up the sun year-round. This unit also includes titled underground parking, a separate assigned storage locker, and access to heated visitor parking. Building amenities include a fully equipped fitness center, party room, and a beautifully landscaped courtyard—a rare bonus in condo living. Located steps from MRU, shopping, cafes, restaurants, transit, and green spaces, this condo offers unmatched convenience and walkability. Whether you're a student, investor, or first-time buyer, this home offers incredible value and an unbeatable location. Don't miss your chance to own a move-in-ready condo near Mount Royal University in one of Calgary's most desirable communities.

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