



GRASSROOTS
REALTY GROUP

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218, 5115 Richard Road SW
Calgary, Alberta

MLS # A2257372



\$319,900

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

Heating:	Baseboard
Floors:	Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Stone, Stucco
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 796
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: n/a

2-Bedroom Condo right next to Calgary's Mount Royal University & Investor or First-Time Buyer Alert! Seller is offering a \$100 credit per month towards condo fees for 2 years. Bright corner unit with 2 bedrooms, 2 bathrooms, and 2 balconies in sought-after Trafalgar House. Steps from Mount Royal University, this condo features a modern kitchen with granite counter tops and stainless steel appliances, open floor plan with a spacious den, cozy gas fireplace, and in-suite laundry. The primary bedroom has double closets, ensuite, and private balcony. A second bedroom and full bath make it perfect for roommates, guests, or family. Enjoy underground titled parking, storage locker, fitness centre, and courtyard. With shopping, cafes, transit, and green space at your door, this move-in ready home offers incredible value and strong rental potential. Ideal for investors or first-time buyers—don't miss out!