



GRASSROOTS
REALTY GROUP

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213, 5115 Richard Road SW
Calgary, Alberta

MLS # A2269056



\$229,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: na

Seize the opportunity to own this sunny, comfortable 2nd-floor, 1-bedroom condo in the highly sought-after Trafalgar House development in Lincoln Park. Its prime location, within easy walking distance to Mount Royal University, makes it an excellent choice for immediate occupancy or a solid rental property. The unit boasts a welcoming open floor plan, maximizing space and light. Natural light streams in through the east-facing living room windows, highlighting the inviting corner gas fireplace, which adds warmth and ambiance. The functional kitchen is designed for efficiency, featuring abundant cabinet storage and generous counter space, perfect for utilizing the convenient breakfast bar. Enjoy a spacious retreat in the bedroom, which offers a dual-access walk-through closet leading directly into the 4-piece ensuite bath. Practicality is enhanced with a dedicated, good-sized laundry/storage room and the security of titled underground parking. Building residents enjoy exclusive access to an on-site fitness facility, a party room with a pool table, a courtyard, and the convenience of an underground car wash. Near major bus routes and quick access to downtown, this is a must-see!