

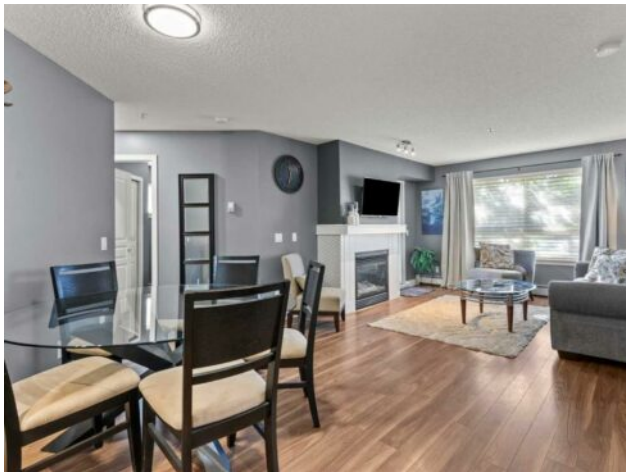


**GRASSROOTS**  
REALTY GROUP

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**116, 5115 Richard Road SW  
Calgary, Alberta**

**MLS # A2273442**



**\$309,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 716
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

\*\*\*HUGE PRICE CORRECTION\*\*\*Why Rent When You Can Own? Just Steps from MRU! This beautifully renovated 2 bedroom + den main floor condo offers unbeatable value only minutes from Mount Royal University. Inside, you'll find a bright and welcoming great room anchored by a cozy GAS FIREPLACE, a functional kitchen with ample counter space and SLEEK STAINLESS appliances, and a casual dining area perfect for everyday meals or entertaining. The spacious primary bedroom features a full ensuite and walk-in closet, while a second bedroom, versatile den, 3-piece guest bath, and convenient in-suite laundry complete the layout. Stylish NEW laminate flooring adds a modern touch throughout. Enjoy the outdoors on your large covered patio with a gas BBQ hookup, or take advantage of the building's excellent amenities, including a FITNESS centre, social room, underground visitor parking, and a beautifully landscaped courtyard. Your own titled underground parking stall is also included. All this in a prime location—just a short walk to MRU, coffee shops, local pubs, and shopping, with easy access to Glenmore Park, major transit routes, and full amenities. This is the perfect opportunity for students, investors, or anyone looking to stop renting and start owning!