



GRASSROOTS
REALTY GROUP

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103, 5115 Richard Road SW
Calgary, Alberta

MLS # A2277729



\$250,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	719 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Steps from Mount Royal University, this ground-floor one-bedroom condo with a flexible den/office is a smart choice for empty nesters, students, or investors eyeing a prime rental location. Thoughtfully designed and exceptionally maintained, the bright open-concept layout is filled with natural sunlight, thanks to its sunny southwest exposure and walk-out patio that opens directly onto beautifully landscaped green space and a quiet courtyard—complete with twinkling lights at night for added charm. The main living area invites relaxed gatherings or study sessions around the gas fireplace, creating a cozy yet stylish focal point. A well-equipped recently updated kitchen features sleek cabinetry and prep space, ideal for everyday meals or hosting friends. Off the foyer, a separate den or office adds flexible functionality perfect for studying, or your peloton. The spacious primary bedroom is paired with a full four-piece bath and a walk-in closet, while in-suite laundry adds everyday convenience. This home also includes a titled, secured underground parking space, a separate assigned storage locker, and access to building amenities such as a fitness facility, party room, car wash bay and visitor parking. With low-maintenance condo living and pet-friendly policies that accommodate a small to medium-sized dog (with board approval), this home blends comfort and practicality in a location that can't be beat. Lincoln Park remains a top choice thanks to its close proximity to MRU, city transit, parks, playgrounds, and easy access to Glenmore Trail, downtown Calgary, and the vibrant shops, pubs, and restaurants in the area. Whether you're starting out, investing smart, or searching for a comfortable home to relax in and live well, this bright and inviting condo is ready to welcome you and your four-legged companion to call home.

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