

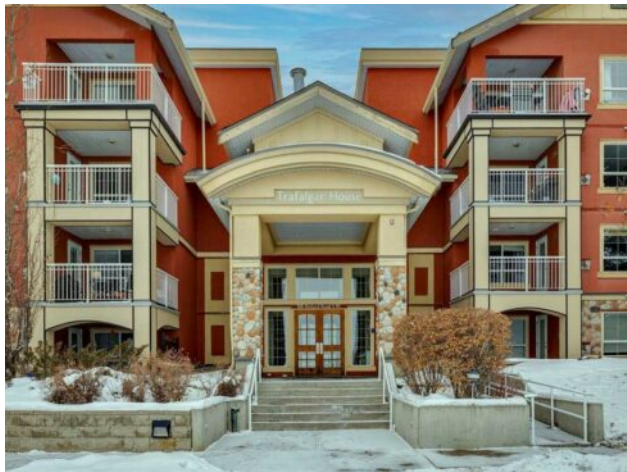


GRASSROOTS
REALTY GROUP

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204, 5115 Richard Road SW
Calgary, Alberta

MLS # A2279290



\$230,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 558
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to this charming 1-bedroom + den condo overlooking a lovely courtyard. Thoughtfully designed, this home features a bright open-concept layout that maximizes functionality. The kitchen flows into the living and dining area, creating an inviting space for everyday living and entertaining. A cozy mantled fireplace anchors the living room, while in-suite laundry adds everyday convenience. The bedroom is generously sized and includes a walk-in closet. The den features a built-in desk, making it ideal for a home office. Step outside onto your balcony, complete with a gas line for a BBQ - perfect for enjoying warm summer evenings. This unit includes a titled, secured underground parking stall and access to excellent building amenities, including a fitness facility, party room, car wash bay, and underground visitor parking. The building offers low-maintenance condo living and is pet-friendly. Located steps from Mount Royal University, this home is a smart choice for students, investors, empty nesters, or first-time buyers. Lincoln Park remains a highly sought-after community thanks to its proximity to transit, parks, playgrounds, and quick access to Glenmore Trail, downtown Calgary, and the area's shops, pubs, and restaurants. Whether you're starting out, investing, or looking for a comfortable home where you can relax and live well, this bright and welcoming condo is ready to be called home.