



**GRASSROOTS**  
REALTY GROUP

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**404, 5115 Richard Road SW  
Calgary, Alberta**

**MLS # A2282438**



**\$245,000**

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

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 578

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Wall mount above the fireplace , window coverings

~ Elevated Living: Top-Floor, Prime Location, Pet-Friendly ~ Spacious 1-bedroom plus den condo within walking distance to Mount Royal University (MRU)—an ideal opportunity for investors, downsizers, urban professionals, and first-time home buyers alike. This top-floor unit is perfectly positioned in one of the most desirable locations, overlooking the quiet courtyard, and features a bright, oversized south-facing balcony that fills the home with natural light and provides the perfect space to relax or entertain. The open-concept layout creates a seamless flow of space, ideal for both everyday living and hosting. The well-appointed kitchen offers ample counter space and cabinetry, making meal prep and entertaining effortless. The dining and living areas are anchored by a cozy gas fireplace, adding warmth and ambiance year-round. The generously sized bedroom easily accommodates a king-size bed and features an oversized walk-in closet. A conveniently located 4-piece bathroom sits just steps from the bedroom. Thoughtfully designed with abundant storage throughout, this home maximizes both function and comfort. The versatile den is ideal for a home office, hobby room, or additional storage, while a separate laundry room off the kitchen adds everyday convenience. Notables; titled underground parking, low condo fees, newer washer/ dryer and dishwasher ( last 5 years). Residents of this pet friendly complex enjoy access to endless amenities, including a fitness centre, owner's lounge, bike storage, separate storage lockers, visitor parking, and a car wash bay. Ideally located close to shopping, dining, parks, walking and biking paths, public transit. Easy access to downtown or a quick escape to the mountains. Exceptional value, outstanding functionality, and a prime location—this is a property you won't want to miss.

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