



**420, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2297745



\$245,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	714 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, See Remarks		

Inclusions: NONE

This Bright Top Floor 1 bedroom + den condo located in the popular Trafalgar House could be yours! Just walking distance to Mt Royal University, moments away from the amenities of Marda Loop, and a short drive to 17th Ave SW & downtown Calgary. On site amenities include a well-appointed gym, party room, lush green courtyard, underground titled parking and storage locker.. This fabulous home features a stylish contemporary layout with modern finishings. The kitchen comes with tile floors, and a breakfast bar. A striking gas fireplace in the center piece of the living area, which leads to a generous terrace overlooking the courtyard - perfect for entertaining! The spacious bedroom with walk-in closet, bright den and in-suite laundry complete this perfect home. Don't forget your heated underground visitor parking.