



**412, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2304354



\$229,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: none

This bright and spacious top-floor open concept unit has large east-facing windows that give you unobstructed views and morning light. The floorplan provides plenty of space for living, learning and dining while remaining open to the kitchen over a convenient breakfast bar offering loads of counter space, great for entertaining guests. The spacious primary bedroom offers room for a king bed, a big bright window, walkthrough closet and a cheater door to the 4 piece bathroom. The in-suite laundry room is not only convenient, it also offers storage space to keep organized. You'll love spending time on the spacious covered balcony any time of the day, enjoying the feeling of space looking out over vacant land and Mount Royal University. The unit comes with a titled underground parking stall conveniently located near the elevator, as well as an assigned storage locker for your seasonal items! Fabulous amenities in the building include a well-equipped gym, central courtyard garden and party room you can book for larger gatherings! The building is conveniently located close to shopping, restaurants, MRU, and many other services, as well as quick access to transit and major routes like Glenmore, Crowchild and Stoney, making travel easy! All these factors at a great price make this a solid home for professionals, students or as an investment property!