



209, 5115 Richard Road SW
Calgary, Alberta

MLS # A2304664



\$249,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

Inclusions: Attached TV Stand

Welcome to this beautiful condo that features over 650 square feet of living space and is situated within the central and desirable community of Lincoln Park, just steps from Mount Royal University. This 1 bedroom + den, 1 bathroom unit is located on the second floor of this well-maintained building and features low condo fees, offering the perfect opportunity for students, first-time buyers, or investors. The open concept main living area offers updated hard surface flooring and large windows allow natural light to flow throughout the space. The kitchen features a double sink, plenty of storage, and a large peninsula with a breakfast bar for additional seating. The kitchen overlooks the dining and living areas - making this the perfect space for entertaining friends and family. The living area offers a cozy gas fireplace and direct access to your large covered balcony with ample room for patio furniture and a gas line for your barbecue. The spacious primary bedroom can comfortably accommodate a king-sized bed with additional furnishings and features an oversized walkthrough closet with double closets on either side. The 4-piece bathroom is conveniently located with access from both the bedroom and main living area. The den space offers the perfect place for a home office or a private study area for students. Additional features include in-suite laundry, high-speed fibre optic internet, updated lighting, a new toilet, and newer paint (2022). Completing this unit is a separate assigned storage locker and a titled underground parking space to keep your vehicle safe and out of the elements. This building features a number of great amenities including a fitness centre, party room, central courtyard, and underground visitor parking. Located in the heart of Lincoln Park, this property is steps away from nearby shops, restaurants, and the Mount Royal University Campus. Within a

short 5-minute drive, you have numerous amenities in Marda Loop and Westhills Towne Centre. Daily commuting is easy with nearby access to public transit and quick access to Crowchild Trail, Glenmore Trail, and Stoney Trail. Don't miss out on this excellent opportunity to own in Lincoln Park!