



**322, 5115 Richard Road SW  
Calgary, Alberta**

**MLS # A2134179**



**\$287,400**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Closet Organizers, Laminate Counters, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to The Trafalger Building just a block to Mt. Royal University. The seller is willing to entertain all reasonable offers. This 1 bedroom + a den, 3rd floor unit overlooks the courtyard. You will love the open floor plan.. The kitchen is well laid out and has upgraded stainless appliances, eat up counter and plenty of storage. The adjoining spacious dining room opens to the living room which features a gas fireplace with stone surround. A large TV fits perfect above the mantle.. The large bedroom has a large closet. 4 piece bathroom has maple cabinets and soaker tub/ shower combo. In-suite laundry is included. Great covered patio with gas hookup overlooks the centre courtyard. The den makes the perfect office or storage in the unit. The unit comes with a Titled underground parking stall., and there is a car wash bay. Complex offers many amenities including a social room, and fitness facility. Perfect location, close to Mt Royal University, easy access to the Stony Ring Road, and a short commute to downtown.