



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**313, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2144716



\$250,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	573 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Lawn, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 463
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

A Great investment Opportunity to own a 1 Bedroom Condo in the Inner City community of Lincoln Park! Open floor plan with a large Kitchen that flows into the Living area and from there you can access your own large Covered Balcony where you can enjoy your morning Coffee or BBQ. The Bedroom is connected to the 4 Piece bathroom which you can also access from the main living area. For your convenience this property has its own Laundry Room with some storage. You will have access to a separate storage room as well in the Heated Underground Parkade as well as your own Titled Parking Stall. This Building Offers Ample Visitor Parking in the Parkade as well. This property comes with a Tenant already in Place. Walking distance to Mount Royal University, Ample Eateries and Pubs, Professional Services, Public Transit, and quick to get anywhere VIA Glenmore Trail and Crowchild Trail. A short drive to the Downtown core as well.