



203, 5115 Richard Road SW
Calgary, Alberta

MLS # A2147109



\$289,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	725 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Recessed Lighting		

Inclusions: N/A

3 selling features: Great location close to Mt Royal University, Fresh paint coated for the new owner, Gleaming hardwood floor throughout! This stylish 725 sqft condo with one bedroom + den will stratify your lifestyle. Brilliant floor plan to seamlessly connect all areas, but still keeping its purpose for each space, large windows to soak up the natural lights, spacious kitchen with ample cabinet space, island with breakfast bar, newer dishwasher, den with built-in computer desk/bookshelves, huge living room with gigantic fireplace with accent colour, and gorgeous hardwood floor here with no more ugly carpet! Off to the covered balcony to enjoy reading, morning coffee, alfresco lunch, and evening wines with great view of the beautiful courtyard. BBQ gas hook up is a plus. Spacious bedroom with walk-in closet which features built-in organizer. In-suited laundry, only a few steps to the heated underground parking from the elevator. Close to school, shops, restaurants, and easy access to major roads! Incredible value! Book your private showing and fall in love with this condo!