



GRASSROOTS
REALTY GROUP

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405, 5115 Richard Road SW
Calgary, Alberta

MLS # A2149850



\$339,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	789 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Don't miss your chance to own this exceptional apartment in a highly sought-after location, walking distance to Mount Royal University and exceptional transit links.. Whether you're a young professional, a couple, or looking to downsize, this home offers everything you need and more. Enjoy the peace and privacy that comes with being on the top floor. No upstairs neighbors and breathtaking views make this unit truly special. On entry a modern open kitchen offers ample cabinetry and breakfast bar. The open-concept living and dining area is perfect for entertaining guests or enjoying a cozy night in. High ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere. From the living room and primary bedroom step outside to your large private patio, perfect for morning coffee, al fresco dining, or simply relaxing and enjoying the fresh air and Mountain views. At 290 sq ft , this outdoor space is a rare find and offers endless possibilities for your outdoor rooms. The master bedroom includes an en-suite bathroom and a generous walk-in closet with new carpet for added comfort. The second bedroom is also spacious, with plenty of storage and easy access to the second full bathroom. In suite laundry , only a year old, added bonus. The building offers secure entry, a fitness center, Car Wash Bay and a lounge party area for residents. Enjoy the convenience of a titled parking space and assigned storage plus extra visitor parking.