



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

MLS # A2178096



\$289,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	722 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Track Lighting		

Inclusions: N/A

Discover an incredible opportunity to own your ideal home at the highly sought-after Trafalgar House! This spacious one-bedroom plus den unit offers an array of features, including hardwood laminate and tile flooring, a kitchen with upgraded stainless steel appliances, plenty of storage, and a convenient breakfast bar. The open dining area flows seamlessly into a cozy living room with a fireplace, leading to a generous balcony complete with a gas hookup, overlooking the courtyard and gazebo. The bright, oversized bedroom includes a large closet and sits adjacent to a four-piece bathroom. Additional highlights include in-suite laundry and a dedicated den—perfect for a home office or personal retreat. This unit comes with a titled, heated underground parking stall and an assigned storage locker for extra convenience. Trafalgar House is known for its amenities, such as a beautiful courtyard and gazebo, gym, party room, and car wash. Located near Mount Royal University, shopping, and dining, with excellent access to major roadways, this is a prime location for comfort and convenience.