587-899-3773
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211, 5115 Richard Road SW Calgary, Alberta

MLS # A2311923



$319,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	977 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	2	**Baths:**	2
Garage:	Additional Parking, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 735
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasher, Electric Range, Microwave Hood fan, Refrigerator, Washer/Dryer Stacked, Window coverings

Located in the highly sought-after Trafalgar House, this beautifully updated 2-bedroom plus den condo offers an unbeatable combination of comfort, convenience, and lifestyle in the heart of Lincoln Park! Situated just steps from Mount Royal University, this bright and inviting unit features 911 sq. ft. of thoughtfully designed living space with an open-concept layout perfect for both everyday living and entertaining. The kitchen is sure to impress with upgraded quartz countertops, stylish cabinetry, stainless steel appliances, an upgraded sink and faucet, and a spacious breakfast bar with seating. The adjacent dining and living area is warm and welcoming with a cozy gas fireplace and large windows that fill the space with natural light. The versatile den makes an ideal home office, reading nook, or guest space. The primary bedroom offers excellent closet space and direct access to the 4-piece bathroom featuring an upgraded walk-in shower. A second bedroom provides flexibility for guests, roommates, or additional workspace. Additional features include in-suite laundry, vinyl plank flooring, covered deck with natural gas line, underground heated parking, an assigned storage locker, and secure building access. Enjoy the convenience of having most utilities included in your condo fees! The amenities Trafalgar House has to offer including a fully equipped fitness room, owner’s lounge/party room, courtyard, car wash bay, visitor parking, and bike storage. Condo fees include heat, water, sewer, professional management, reserve fund contributions, and more for added peace of mind. This prime location places you close to Mount Royal University, shopping, restaurants, parks, transit, Marda Loop, Glenmore Reservoir pathways, and downtown Calgary. Whether you’re a first-time buyer, investor, student, or someone looking for low-maintenance living in a fantastic location,

this condo is an incredible opportunity!

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