

205, 5115 Richard Road SW
Calgary, Alberta

MLS # A2320081



\$219,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: TELUS EQUIPMENT CAN STAY

SAFER 2nd floor, SOUTH FACING --INNER COURTYARD LOCATION (SURROUNDED BY TREES) in TRAFALGAR HOUSE. ***SELLER IS OFFERING ONE LUCKY BUYER A \$3500 'RENOVATION CREDIT' on possession day to go towards: NEW flooring, FRESH fpaint and NEW light fixtures! WOW *** KITCHEN has BREAKFAST BAR, full height MAPLE CABINETRY. Laminate Hardwood & Tile Flooring throughout. Corner gas fireplace with wooden mantle. Patio Doors from Living Room to a Large COVERED BALCONY overlooking mature GARDEN COURTYARD with central gazebo. French doors to large bedroom overlooking courtyard. In-suite Laundry/Storage room with stacked Washer & Dryer. Titled Underground heated Parking (painted stall #77). Bike Room, exercise room/party room close by. Several Guest Parking stalls. Assigned Storage Locker #55. Walking distance to Mount Royal University (world class gym and swimming pools), GARRISON GREEN outdoor mall, Riverpark/Sandy Beach (off-leash dog park) and the upcoming field house recreation facility. Great access out to Glenmore Trail and Highway 8 to Kananaskis. Floor plan in supplements. Don't forget to click on our DRONE VIDEO!