

410, 5115 Richard Road SW
Calgary, Alberta

MLS # A2352201

\$240,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and cozy top-floor apartment in Trafalgar House, located directly across from Mount Royal University! This 1-bedroom, 1-bathroom condo offers a well-designed open-concept layout with plenty of natural light. The kitchen features a couple of new stainless steel appliances (Refrigerator and Dishwasher), beautiful cabinetry, and a functional breakfast bar. The unit includes a spacious living area with a cozy gas fireplace and access to a private covered balcony—perfect for enjoying your morning coffee or relaxing at the end of the day. The generously sized bedroom offers ample closet space and an en-suite 4-piece bathroom. The in-suite laundry adds to the convenience for the next owner. Additional features include titled underground parking and an assigned storage locker. Residents of Trafalgar House enjoy access to a fitness centre, bookable party room, landscaped courtyard, visitor parking, and a convenient car wash bay. One of the biggest highlights is the location, directly across from Mount Royal University and just a short drive to the shops, restaurants, and cafés of Marda Loop. With easy access to public transit, and downtown Calgary just minutes away, this location is great! Whether you're a student, professional, first-time buyer, or investor, this condo offers a great combination of location, convenience, and value.