

**218, 5115 Richard Road SW**  
**Calgary, Alberta**

**MLS # A2251465**



**\$345,000**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lincoln Park                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)      |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit             |               |                   |
| <b>Size:</b>     | 988 sq.ft.                              | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 2                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                       |               |                   |
| <b>Lot Feat:</b> | -                                       |               |                   |

|                    |                |                   |        |
|--------------------|----------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -              | <b>Condo Fee:</b> | \$ 797 |
| <b>Basement:</b>   | -              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks    |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | n/a |
|--------------------|-----|

2-Bedroom Condo right next to Calgary's Mount Royal University & Investor or First-Time Buyer Alert! Bright corner unit with 2 bedrooms, 2 bathrooms, and 2 balconies in sought-after Trafalgar House. Steps from Mount Royal University, this condo features a modern kitchen with granite counter tops and stainless steel appliances, open floor plan with a spacious den, cozy gas fireplace, and in-suite laundry. The primary bedroom has double closets, ensuite, and private balcony. A second bedroom and full bath make it perfect for roommates, guests, or family. Enjoy underground titled parking, storage locker, fitness centre, and courtyard. With shopping, cafes, transit, and green space at your door, this move-in ready home offers incredible value and strong rental potential. Ideal for investors or first-time buyers&mdash;don&rsquo;t miss out!