

**408, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2226752



\$375,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Rare Find - Bright TOP FLOOR END UNIT Steps from MRU! This is the one you've been waiting for – a beautifully maintained, top-floor corner unit that's truly one of the largest and cleanest in the entire complex. Just steps (literally!) from Mount Royal University, this is a dream location for students, faculty, professionals, or savvy investors. With 2 spacious bedrooms, 2 full bathrooms, and a massive DEN perfect for a home office or guest room, this layout offers unmatched flexibility. The bright, open-concept design is flooded with natural light thanks to large windows on multiple sides. The kitchen is built for both style and function, while the cozy GAS FIREPLACE adds a warm touch to the living area. You’ll love the oversized, covered balcony – a peaceful spot to unwind or entertain. Pride of ownership shines throughout. BONUS: TWO TITLED UNDERGROUND PARKING STALLS – each valued close to \$25,000 – are included, plus a dedicated STORAGE LOCKER. Enjoy premium building amenities like a full gym, car wash bay, social lounge, and ample visitor parking. Units like this are incredibly rare – especially in such pristine condition and in such an unbeatable location. Don’t wait – this gem won’t last long!