

**105, 5115 Richard Road SW
Calgary, Alberta****MLS # A2241410****\$245,000**

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	570 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

LOCATION, LOCATION, LOCATION - Welcome to Unit 105 at 5115 Richard Road SW - a beautifully maintained, move-in-ready, main floor 1 Bed, 1 Bath condo in the heart of Lincoln Park! Just STEPS to Mount Royal University, this is an Absolutely PERFECT unit for students! Imagine waking up just MINUTES before the start of your first class, and still making it on time! It is a TRULY TURN-KEY unit and can even be purchased FULLY-FURNISHED… just bring your laptop and textbooks and you are ready to start the school year! Don’t attend Mount Royal? No worries… it’s not ALL students here!! This unit is also the perfect place for first-time buyers, young professionals, (young professionals with PETS), or investors! This main floor apartment is PET-FRIENDLY and faces the luscious green courtyard! Imagine the convenience of just opening your door, and letting your pup out! Stepping inside, you’ll immediately notice the stunning like-new LVP flooring, and the recently painted walls! The open-concept layout feels inviting, bright and welcoming! The kitchen offers ample cabinetry, stainless steel appliances and a breakfast bar! The unit also features a new (2025) washer/dryer combo! Imagine tossing your clothes in... and coming home to not only clean ... but also completely dry clothes?! Everything here is set up for ultimate convenience! Located in a quiet, well-maintained, and centrally located complex, you’re literally just STEPS from Mount Royal University, and MINUTES away from everything else. Want to grab coffee at Tim’s? (3 minute walk)! Want to stroll Glenmore park? (7 minute drive)! Dinner or brunch at Spot On? (3 minute walk!). Or, if you’re trying to go a bit further… Stoney Trail, Glenmore Trail and Crowchild Trail are also just a few minutes away - and from there you can get anywhere

in the city with ease! Whether you're looking to live in or rent out, this is a property you don't want to miss. Text your favourite Realtor, and book a showing today… you’re going to love this one!