

**404, 5115 Richard Road SW
Calgary, Alberta**
MLS # A2282438

\$245,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Wall mount above the fireplace , window coverings		

~ Elevated Living: Top-Floor, Prime Location, Pet-Friendly ~ Spacious 1-bedroom plus den condo within walking distance to Mount Royal University (MRU); an ideal opportunity for investors, downsizers, urban professionals, and first-time home buyers alike. This top-floor unit is perfectly positioned in one of the most desirable locations, overlooking the quiet courtyard, and features a bright, oversized south-facing balcony that fills the home with natural light and provides the perfect space to relax or entertain. The open-concept layout creates a seamless flow of space, ideal for both everyday living and hosting. The well-appointed kitchen offers ample counter space and cabinetry, making meal prep and entertaining effortless. The dining and living areas are anchored by a cozy gas fireplace, adding warmth and ambiance year-round. The generously sized bedroom easily accommodates a king-size bed and features an oversized walk-in closet. A conveniently located 4-piece bathroom sits just steps from the bedroom. Thoughtfully designed with abundant storage throughout, this home maximizes both function and comfort. The versatile den is ideal for a home office, hobby room, or additional storage, while a separate laundry room off the kitchen adds everyday convenience. Notables; titled underground parking, low condo fees, newer washer/ dryer and dishwasher (last 5 years). Residents of this pet friendly complex enjoy access to endless amenities, including a fitness centre, owner's lounge, bike storage, separate storage lockers, visitor parking, and a car wash bay. Ideally located close to shopping, dining, parks, walking and biking paths, public transit. Easy access to downtown or a quick escape to the mountains. Exceptional value, outstanding functionality, and a prime location; this is a property you won't want to miss.