

408, 5115 Richard Road SW  
Calgary, Alberta

MLS # A2226752



**\$375,000**

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

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

**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 &ndash; 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&rsquo;ll love the oversized, covered balcony &ndash; a peaceful spot to unwind or entertain. Pride of ownership shines throughout. BONUS: TWO TITLED UNDERGROUND PARKING STALLS &ndash; each valued close to \$25,000 &ndash; 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 &ndash; especially in such pristine condition and in such an unbeatable location. Don&rsquo;t wait &ndash; this gem won&rsquo;t last long!