

212, 5115 Richard Road SW
Calgary, Alberta

MLS # A2209429



\$249,888

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2002 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Tucked behind a curtain of mature trees, this bright and beautifully designed suite feels like a hidden gem. From the moment you step inside, you'll notice how effortlessly the space flows—no square inch wasted, just smart, functional living wrapped in natural light. The kitchen invites you in with its sleek black appliances and flat breakfast bar, perfect for slow mornings with coffee or evenings spent entertaining. It opens up to a warm, welcoming living and dining area, where a stylish corner fireplace sets the scene for cozy nights in. Step onto your private deck—complete with a gas hookup ready for summer BBQs! The primary bedroom feels like a true retreat. A walk-through closet leads you to the four piece cheater en-suite. You'll love the ease of in-suite laundry, extra storage tucked away in a dedicated locker space, and the bonus of a titled parking stall reserved just for you. Trafalgar House brings everyday convenience to your doorstep with a full suite of amenities, including a fitness center, car wash, party room, gazebo, and private access to a beautifully landscaped courtyard. Located just steps from Mount Royal University, local dining, shopping, and more, everything you need is within reach. With quick access to major roadways, commuting is a breeze. Whether you're a first-time buyer, student, or savvy investor, this unbeatable location offers exceptional value! Don't delay, Book your private viewing today!