

107, 5115 Richard Road SW
Calgary, Alberta

MLS # A2297463



\$310,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	817 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Furniture can be included for an additional \$10K.

Welcome to this exceptional 2-bedroom, 2-bathroom ground-floor unit in Trafalgar House—perfectly located directly across from Mount Royal University, making it an outstanding opportunity for investors, students, or professionals seeking unmatched convenience. Designed with functionality in mind, the open-concept layout seamlessly connects the kitchen, dining, and living areas, complete with a cozy gas fireplace and large windows that bring in natural light. A dedicated home office/den with built-ins adds valuable flexibility for remote work or study. The spacious primary bedroom features a walk-through closet and private 3-piece ensuite, while the second bedroom includes its own walk-in closet and easy access to a full 4-piece bathroom—ideal for roommates or guests. Step outside to your private covered patio, offering easy ground-level access and a natural extension of your living space. This unit stands out with two titled underground parking stalls—a rare and valuable feature—along with a separate storage locker and in-suite laundry for added convenience. The building offers excellent amenities, including a fitness centre, party room, courtyard, and secured parking. With transit, shopping, and parks all nearby, the location is as practical as it is desirable. For investors, this property presents strong income potential, with similar units renting for approximately \$2,300 per month, and the option to purchase the unit fully furnished creates an immediate turnkey rental opportunity. Call your realtor to view the condo docs and write your offer!