

\$269,000 - 208, 5115 Richard Road Sw, Calgary

MLS® #A2144232

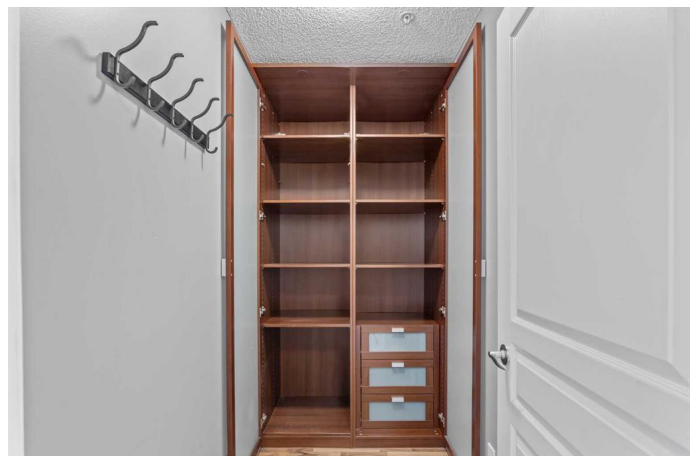
\$269,000

1 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Welcome to Unit 208, this bright unit is MOVE-IN ready & features freshly painted white walls, ready for you to decorate. On your left, you have your mudroom where you'll find a convenient coat closet. This room can be used as is, as a pantry, a pet room, OR you could take out the closet & turn this room into a private office or Youtube Studio. Your bathroom is on your right w/ a pocket door onto your Primary bedroom & straight ahead, you'll find your kitchen. With an updated fridge + dishwasher, this kitchen has been well-maintained, & ft. tons of cabinetry incl. on the other side of your island, which can seat up to 4 people & is perfect for entertaining. Super open concept w/ views of your dining + living room. Take a look at the Virtually Staged options I've included for inspiration - your dining room could fit a table for 4-6 people, or you can use this area as a work-from-home space. Straight ahead you have your living room w/ enough space for an oversized couch, TV options for above the Gas Fireplace, or mounted over the angled wall + you have beautiful views through your oversized windows. I love apartments w/ fireplaces & you'll LOVE this generously sized patio w/ a Gas BBQ hookup & NW exposure. Your bedroom is big enough to fit a king-sized bed w/ nightstands + a dresser, you have a large his/hers closet w/ a pocket door leading to your bathroom (with access on the other side for guests). This bathroom ft. a deep tub, timeless white tile & a large vanity. Last but not



least, you have a side-by-side washer/dryer (rare as most units here have stacked washer/dryers) + you have convenient wire shelving for all your cleaning supplies & only have a neighbor on ONE side - great if a quiet unit is important to you. But that's not all, you have a gym; a party room, your underground TITLED heated parking stall is #66, visitor parking in the parkade & a CAR WASH bay. Your caged storage locker is #124, you have secured bike + kayak storage options in multiple areas, your mailbox is #29, You have a guest suite & a beautifully manicured courtyard. With condo fees of \$520.10/month that cover everything but electricity (averages ~\$45/ month) - this unit just makes sense and is ready for quick possession. PLUS, you'll be living in Lincoln Park, which is a PRIME area for so many buyer types, especially if you need to be close to Mount Royal University. This unit would be perfect for first-time buyers, investors or even downsizers. You are a short drive to downtown, Currie, West Hills, Marda Loop, Altadore, Sandy Beach, North Glenmore + Atco Park & so much more! With shops, coffee & restaurants nearby, you're right next to the Ring Road taking you wherever you need to go + you've got easy transit routes incl. the WEST LRT & quick access to the mountains. Don't forget to watch the VIDEO!

Built in 2002

Essential Information

MLS® #	A2144232
Price	\$269,000
Sold Price	\$270,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1

Square Footage	645
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	208, 5115 Richard Road Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M7

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Utilities	Electricity Not Paid For, Fiber Optics Available, High Speed Internet Available
Parking Spaces	1
Parking	Additional Parking, Garage Door Opener, Guest, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 12th, 2024
Days on Market	14
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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