

# \$279,900 - 321, 5115 Richard Road Sw, Calgary

MLS® #A2162386

**\$279,900**

1 Bedroom, 1.00 Bathroom, 710 sqft

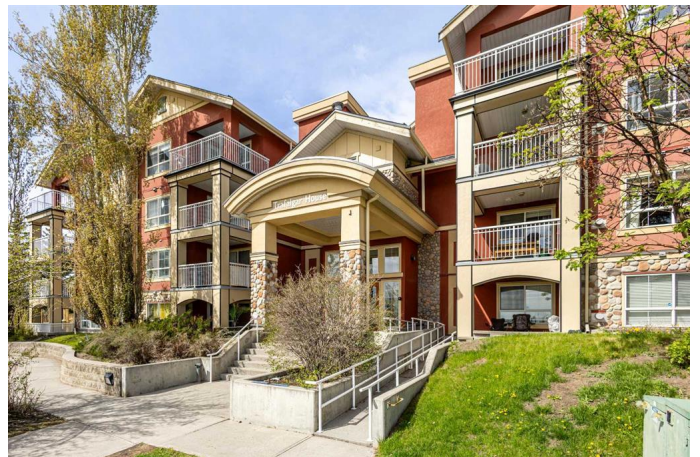
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

\*\*\*Freshly updated 1 bedroom plus den\*\*\*

Quite unit with large balcony facing courtyard nestled in a coveted location close to Mount Royal University, 5115 Richard Rd presents a rare gem with a unique triangular layout that offers a distinct open living advantage. This meticulously designed property combines elegance with functionality, offering a comfortable haven in Calgary's vibrant community. Step inside to discover a spacious 1-bedroom and den plan flooded with natural light, perfect for students, faculty, or anyone seeking a modern living space. The wrap-around open kitchen design boasts sleek black appliances, maple cabinets, a countertop stove, double stainless sinks, and an upgraded pull faucet, creating an inviting space for cooking and entertaining. The master bedroom provides privacy and ample space, featuring a walk-in closet for storage convenience. Classy coordinated colors and ceramic tile flooring in the entrance and kitchen area enhance the ambiance of the living space. The new flooring and coordinated paint colors throughout the home enhance its modern ambiance.

Enjoy the convenience of in-suite laundry and a storage locker for added functionality. Safety and security are prioritized with camera surveillance and heated underground parking for 27 guests. Special sound dampening ensures a peaceful living environment, conducive to studying or relaxation. Location! Situated in close proximity to Mount Royal



University, this property offers easy access to campus facilities, amenities, parks, and transportation, making it an ideal choice for students, faculty, and professionals seeking convenience and comfort. Don't miss the opportunity to own this exceptional property near Mount Royal University. Schedule your viewing today!

Built in 2002

### **Essential Information**

MLS® #	A2162386
Price	\$279,900
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### **Community Information**

Address	321, 5115 Richard Road Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M7

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Gazebo, Party Room, Recreation Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Elevator, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Oven, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 21st, 2024
Days on Market	16
Zoning	M-C2
HOA Fees	0.00

## Listing Details

Listing Office	Top Producer Realty and Property Management
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