

\$349,900 - 211, 5115 Richard Road Sw, Calgary

MLS® #A2180831

\$349,900

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

PRIME LOCATION | STEPS FROM MRU!

Experience style and comfort in this spacious, upgraded 2-bedroom, 2 FULL bathroom PLUS den, CORNER unit condo! Perfect for investors, students, or anyone ready to move in. Spanning 916 Sq.Ft, enjoy an open layout with a modern kitchen featuring plenty of cabinetry, a built-in pantry, extended QUARTZ countertops, under-cabinet lighting, breakfast bar seating, and extra space for that bar fridge. The kitchen is outfitted with an upgraded Silgranit sink, pull-out faucet, and high-end stainless steel appliances. The living and dining areas are bathed in natural light, creating an inviting atmosphere (cozy fireplace) that separates the two bedrooms and two baths. One bathroom includes a relaxing soaker tub and a walk-in closet, while the other features a convenient walk-in shower. Modern conveniences include a Nest smoke/CO2 detector, smart-lock, ceiling fans, and programmable switches with upgraded switch plates. Covered corner balcony with gas line for BBQ. Enjoy the convenience of the HEATED underground parking, accessed by secured fobbed entry, visitor parking, CAR WASH bay and an assigned storage locker. The unit also includes a handy den/office space and convenient in-suite laundry. Additional amenities include an on-site a fitness gym (No fee to use), courtyard, and a large party room, ideal for events and gatherings. Located steps from MRU, this prime spot offers proximity to parks, pathways,



shopping, dining, transit, and more. You are walking distance to Sandy Beach or the Glenmore Reservoir. This location is very central and is a 10-min drive to Chinook Mall or a 5min drive to the massive Westhills shopping centre. Oh, do not forget the easy access to the new ring road and the Grey Eagle Casino. The building is also next door to a strip mall. You must try our local elevated pub that makes the best pizza ever! Do not miss out on this perfect home or investment rental-property. Let's go see it! (**NO OUTSTANDING SPECIAL ASSESSMENTS OR BUILDER LIEN ON THIS UNIT - PAID IN FULL! \$8000 value!)

Built in 2002

Essential Information

MLS® #	A2180831
Price	\$349,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	211, 5115 Richard Road Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M7M7

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground, Additional Parking

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Recreation Facilities, Smart Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Covered Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 23rd, 2024
Date Sold	December 10th, 2024
Days on Market	17
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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