



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

214, 5115 Richard Road SW
Calgary, Alberta

MLS # A2333951



\$229,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Other, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: none

This bright and stylish open-concept 1-bedroom condo offers exceptional value in Lincoln Park and is the perfect opportunity for students, professionals, or investors. The thoughtfully designed floor plan is filled with natural light and provides comfortable space for both everyday living and entertaining. The well-appointed kitchen features granite countertops, a functional island with seating, stainless steel appliances, and overlooks the spacious living area with large windows, a cozy gas fireplace, and access to a private covered patio. The generous primary bedroom easily accommodates a king-size bed and offers dual closets along with convenient access to the 4-piece bathroom. In-suite laundry and built-in shelving provide added functionality and storage. This home includes titled underground parking and an assigned storage locker. Residents also enjoy outstanding building amenities, including a fully equipped fitness centre, bike storage, a bookable party room for larger gatherings, and a beautifully landscaped central courtyard. Ideally located just steps from Mount Royal University, with easy access to shopping, restaurants, public transit, and major roadways including Glenmore Trail, Crowchild Trail, and Stoney Trail. An outstanding opportunity to own one of the best values in Lincoln Park!