

# \$350,000 - 307, 5115 Richard Road Sw, Calgary

MLS® #A2211476

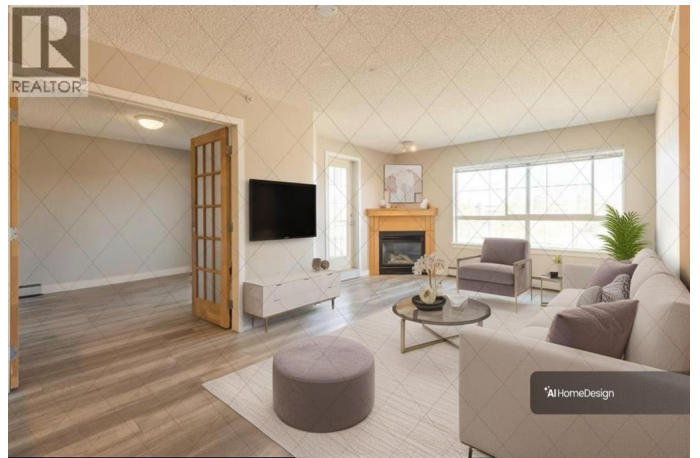
**\$350,000**

2 Bedroom, 2.00 Bathroom, 814 sqft  
Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

**\*Top Floor, Private & Peaceful in the BEST Location w/Fabulous Amenities!**

Welcome to this immaculate top-floor unit in the highly desirable Trafalgar House. This condo feels BIG & BRIGHT with its open floor plan and abundance of natural sunlight! What truly sets this unit apart is its location: it's one of only a few suites in the building without a unit above, meaning you'll enjoy exceptional tranquility and even more privacy on your \*\*spacious balcony! The perfect spot to relax and take in views of the mountains and glimpses of downtown! Inside, you'll find expansive rooms with a thoughtfully designed layout. The kitchen offers ample granite counters and lots of cupboard space, a breakfast bar, and room for a good sized dining table. The oversized living room provides flexible space for a variety of furniture arrangements and features a cozy corner fireplace, ideal for chilly evenings. Step out to your large balcony in the summer to soak in the sun, bbq and entertain with plenty of room for your outdoor furniture! The 2 bedrooms are smartly positioned on opposite sides of the living area for extra privacy. Beautiful french doors lead to your primary suite that is generously sized and features his-and-hers closets leading to a private ensuite. The second bedroom is bright and welcoming, located conveniently next to the second full bathroom. To top it all off, this unit includes in-suite laundry and an entrance space that could double as an office or flex room.



Trafalgar House is a well-managed, sought-after building with fantastic amenities including a modern gym, games room, kitchen and party room, library, covered courtyard, outdoor meeting space, heated, secure underground parking and is steps to Mount Royal University, shopping and fabulous restaurants! This is your opportunity to live in one of the quietest units of this popular complex with all the amenities and convenience you LOVE!â€”come experience it for yourself!

Built in 2001

### Essential Information

MLS® #	A2211476
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	307, 5115 Richard Road Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7M7

### Amenities

Amenities Elevator(s), Parking, Trash, Visitor Parking, Bicycle Storage, Car Wash, Fitness Center, Picnic Area, Park, Party Room, Secured Parking, Storage

Parking Spaces	1
Parking	Additional Parking, Heated Garage, Parkade, Titled, Underground
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Chandelier, Elevator, French Door, Granite Counters, Storage
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Lighting, Storage, Courtyard
Lot Description	Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Stone

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	125
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Key
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