

**211, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2180831



\$349,900

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	916 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Smart Home, Soaking Tub, Vinyl Windows

Inclusions: N/A

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 pending special assessments or builder lien on this unit!**)