

**308, 5115 Richard Road SW**  
**Calgary, Alberta**

**MLS # A2236800**



**\$255,000**

|                    |                                    |               |                   |
|--------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b>   | Lincoln Park                       |               |                   |
| <b>Type:</b>       | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>      | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>       | 606 sq.ft.                         | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>       | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>     | Underground                        |               |                   |
| <b>Lot Size:</b>   | -                                  |               |                   |
| <b>Lot Feat:</b>   | -                                  |               |                   |
| <b>Heating:</b>    | Baseboard, Natural Gas             |               |                   |
| <b>Floors:</b>     | Carpet, Laminate, Tile             |               |                   |
| <b>Roof:</b>       | -                                  |               |                   |
| <b>Basement:</b>   | -                                  |               |                   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame          |               |                   |
| <b>Foundation:</b> | -                                  |               |                   |
| <b>Water:</b>      | -                                  |               |                   |
| <b>Sewer:</b>      | -                                  |               |                   |
| <b>Condo Fee:</b>  | \$ 520                             |               |                   |
| <b>LLD:</b>        | -                                  |               |                   |
| <b>Zoning:</b>     | M-C2                               |               |                   |
| <b>Utilities:</b>  | -                                  |               |                   |

**Features:** Built-in Features, Laminate Counters, No Animal Home, No Smoking Home

**Inclusions:** N/A

Located just a short walk from Mount Royal University, this bright and well-cared-for one-bedroom condo is a smart find for students, first-time buyers, or savvy investors. Designed for both comfort and practicality, the open layout is full of natural light and features a welcoming living area with a cozy gas fireplace - perfect for quiet evenings or casual hangouts. The kitchen offers clean lines, plenty of prep space, and everything you need to whip up weeknight dinners or weekend brunches. Off the front entry, you'll find a separate den that can be used as a study nook or extra storage—whatever suits your lifestyle. The generous bedroom includes a walk-through closet that connects to a full four-piece bathroom, and in-suite laundry keeps things convenient day to day. Step outside onto your private balcony to enjoy your morning coffee or unwind at the end of the day. You'll also appreciate the added value of a titled underground parking stall, separate storage locker, and access to building amenities like a fitness centre, party room, car wash bay, and visitor parking. Pet-friendly (with board approval), this home offers low-maintenance condo living in a location that's hard to beat. Lincoln Park continues to be a favourite for students and young professionals thanks to its close proximity to campus, transit, major roadways, parks, and all the local spots for coffee, dining, and essentials. Whether you're just getting started or adding to your investment portfolio, this move-in-ready condo offers flexibility, functionality, and a great foothold in a well-connected neighbourhood.