



**DJ Golden**  
**REAL ESTATE**

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**408, 5115 Richard Road SW**  
**Calgary, Alberta**

**MLS # A2243672**



**\$365,000**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 735
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

TOP FLOOR CORNER GEM STEPS FROM MOUNT ROYAL UNIVERSITY! Welcome to one of the best units in the building a SUN FILLED TOP FLOOR END UNIT offering exceptional SPACE, PRIVACY, and unbeatable CONVENIENCE right next to MRU. Whether you are a STUDENT, FACULTY MEMBER, YOUNG PROFESSIONAL, or INVESTOR, this is a location that truly delivers. Inside, you will find TWO LARGE BEDROOMS, TWO FULL BATHROOMS, and a generous DEN perfect as a HOME OFFICE, STUDY SPACE, or even a GUEST ROOM. The BRIGHT OPEN FLOOR PLAN is enhanced by an abundance of WINDOWS ON TWO SIDES, letting in plenty of natural light. The stylish KITCHEN is both functional and inviting, flowing seamlessly into the SPACIOUS LIVING AREA WITH COZY GAS FIREPLACE. Step outside to your OVERSIZED COVERED BALCONY, a great spot to relax or entertain friends. Extras include TWO TITLED UNDERGROUND PARKING STALLS (a huge value), a SECURE STORAGE LOCKER, and access to premium BUILDING AMENITIES including a FULLY EQUIPPED GYM, a CAR WASH BAY, a SOCIAL LOUNGE, and plenty of VISITOR PARKING. PRIDE OF OWNERSHIP is evident throughout this pristine home. TOP FLOOR UNITS in this condition, with this much space and this prime a location, are few and far between.