

**307, 5115 Richard Road SW**  
**Calgary, Alberta**
**MLS # A2211476**

**\$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>	814 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

\*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 it's 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 convivence you LOVE!&mdash;come experience it for yourself!