



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5115 RICHARD Road #322, Calgary T3E7M7**

MLS® #: **A2134179**      Area: **Lincoln Park**      Listing Date: **05/24/24**      List Price: **\$287,400**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 29-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **746**  
 Low Sqft:  
 Ttl Sqft: **746**

DOM

**115**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Garage Door Opener,Heated Garage,Parkade,Titled**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Hot Water,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony**

Construction: **Brick,Stucco**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
 Int Feat: **Closet Organizers,Laminate Counters,Track Lighting,Walk-In Closet(s)**  
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 15`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`5" x 16`4"</b>
<b>Office</b>	<b>Main</b>	<b>6`0" x 9`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`3" x 14`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`9" x 5`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 8`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$569**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0210215**

Remarks

Pub Rmks: **Welcome to The Trafalger Building just a block to Mt. Royal University. The seller is willing to entertain all reasonable offers. This 1 bedroom + a den, 3rd floor unit overlooks the courtyard. You will love the open floor plan.. The kitchen is well laid out and has upgraded stainless appliances, eat up counter and plenty of storage. The adjoining spacious dining room opens to the living room which features a gas fireplace with stone surround. A large TV fits perfect above the mantle.. The large bedroom has a large closet. 4 piece bathroom has maple cabinets and soaker tub/ shower combo. In-suite laundry is included. Great covered patio with gas hookup overlooks the centre courtyard. The den makes the perfect office or storage in the unit. The unit comes with a Titled underground parking stall., and there is a car wash bay. Complex offers many amenities including a social room, and fitness facility. Perfect location, close to Mt Royal University, easy access to the Stony Ring Road, and a short commute to downtown.**

Inclusions: **n/a**  
Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**