



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5115 RICHARD Road #107, Calgary T3E 7M7**

MLS®#: **A2172553**

Area: **Lincoln Park**

Listing Date: **11/05/24**

List Price: **\$324,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Landscaped,Level**  
Park Feat: **Heated Garage,Titled,Underground**

Finished Floor Area

Abv Sqft: **816**  
Low Sqft:  
Ttl Sqft: **816**

DOM

**16**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Built-in Features,Kitchen Island,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 8`10"
Laundry	Main	3`0" x 3`3"
Dining Room	Main	11`0" x 8`10"
Bedroom	Main	10`5" x 9`10"
Balcony	Main	8`3" x 11`7"
Walk-In Closet	Main	7`10" x 4`0"

Room	Level	Dimensions
Den	Main	4`7" x 7`2"
Kitchen	Main	11`3" x 10`4"
Living Room	Main	13`0" x 10`7"
3pc Bathroom	Main	4`11" x 8`6"
Bedroom - Primary	Main	11`3" x 12`0"
4pc Ensuite bath	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:  
**\$657**

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

Zoning:  
**M-C2**

Legal Desc: **0210215**

Remarks

Pub Rmks: **Amazing fully furnished 2 bedroom 2 bathroom unit across from MRU - perfect for investors, students, or anyone seeking a move-in ready gem! Welcome to #107, 5115 Richard Road SW! Showcasing a functional open-concept layout as well as bonus home office space with built-ins and in-suite laundry! The primary bedroom features a 3-piece ensuite bath with a walk-in shower and dual walk-through closets. The second bedroom is complete with a walk-in closet. The main 4-piece bath includes a relaxing soaker tub. The bright and open kitchen/living/dining area is perfect for everyday living and entertaining. The private covered patio is just steps from the living room with a cozy gas fireplace. The spacious kitchen features modern white appliances, counter seating, and a pantry. With two parking stalls an assigned storage locker and stylish furniture included, this condo offers a hassle-free move-in experience that saves you thousands. Additional amenities include a fitness room, courtyard, and a large party room perfect for events and gatherings. This prime location places you steps from MRU, close to parks, shopping, dining, transit, and more...Don't miss out—book your viewing today!**

Inclusions: **None**  
Property Listed By: **RE/MAX First**

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











