



THE
A-TEAM

**RE/MAX
FIRST**

5115 RICHARD Road #322, Calgary T3E 7M7

MLS® #: **A2178096**

Area: **Lincoln Park**

Listing Date: **11/15/24**

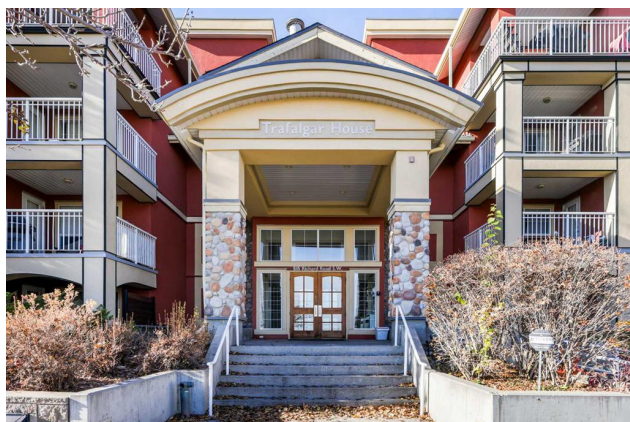
List Price: **\$289,900**

Status: **Active**

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:

Park Feat:

Finished Floor Area
Abv Sqft: **722**
Low Sqft:
Ttl Sqft: **722**

Heated Garage, Parkade, Stall, Underground

DOM

36
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Closet Organizers, Laminate Counters, Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 4`11"
Den	Main	8`4" x 5`11"
Living Room	Main	20`4" x 10`6"

Room	Level	Dimensions
Bedroom	Main	14`8" x 9`1"
Kitchen With Eating Area	Main	11`0" x 8`3"
Walk-In Closet	Main	5`5" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$569

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0210215**

Remarks

Pub Rmks: **Discover an incredible opportunity to own your ideal home at the highly sought-after Trafalgar House! This spacious one-bedroom plus den unit offers an array of features, including hardwood laminate and tile flooring, a kitchen with upgraded stainless steel appliances, plenty of storage, and a convenient breakfast bar. The open dining area flows seamlessly into a cozy living room with a fireplace, leading to a generous balcony complete with a gas hookup, overlooking the courtyard and gazebo. The bright, oversized bedroom includes a large closet and sits adjacent to a four-piece bathroom. Additional highlights include in-suite laundry and a dedicated den—perfect for a home office or personal retreat. This unit comes with a titled, heated underground parking stall and an assigned storage locker for extra convenience. Trafalgar House is known for its amenities, such as a beautiful courtyard and gazebo, gym, party room, and car wash. Located near Mount Royal University, shopping, and dining, with excellent access to major roadways, this is a prime location for comfort and convenience.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







