



THE
A-TEAM

**RE/MAX
FIRST**

5115 RICHARD Road #320, Calgary T3E 7M7

MLS®#: **A2182372** Area: **Lincoln Park** Listing Date: **12/05/24** List Price: **\$259,000**
 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: **98,010 sqft**
 Lot Shape:

DOM

16
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Laminate Counters,No Animal Home,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`0" x 3`8"	4pc Bathroom	Main	5`8" x 10`0"
Walk-In Closet	Main	4`4" x 7`8"	Bedroom - Primary	Main	11`9" x 9`8"
Kitchen With Eating Area	Main	8`11" x 7`11"	Living/Dining Room Combination	Main	16`7" x 11`9"
Balcony	Main	9`2" x 10`4"			

Legal/Tax/Financial

Condo Fee: **\$461** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc:

0210215

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Trafalgar House. This One bedroom unit offers a great open floor plan with spacious dining & living room with gas fireplace and well functioning kitchen with island & eating area. The bedroom is bright and offers a walkthrough closet to the 4 pc bathroom. Lots of windows for plenty of natural light, a spacious patio with gas hookup, in suite laundry and storage are a bonus. Titled underground parking and assigned add to the value of this property. Complex offers many amenities including a social room, fitness facility & car wash bay. Perfect location, close to shopping, restaurants, Mt Royal University as your neighbor, close to many bus routes & transit and just a short commute to the downtown core.

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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









