



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:

Finished Floor Area  
 Abv Sqft: **568**  
 Low Sqft:  
 Ttl Sqft: **568**

DOM

**47**  
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**









