

**312, 5115 Richard Road SW
Calgary, Alberta**

MLS # A2173574



\$258,000

Division:	Lincoln Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	568 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	2.25 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Views		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Garburator as is

A beautiful east facing one bedroom home with long views and surrounded by trees in the highly acclaimed Trafalgar House in Lincoln Park. Nestled in between Mount Royal University and the Lincoln Park Shopping Centre, this apartment is in an ideal location with quick access to downtown and walking distance to most amenities. Massive windows overlooking mature trees make this home to appear to be more space than the designated floor area. Oversized, private covered balcony is ideal for summer leisure. Walk into ceramic tiled entranceway with views right from the doorway. Kitchen boasts round edged Maple cabinetry and black appliances including over the stove microwave/hood fan. Single level entertaining and eating island overlooks the kitchen with overhead pendant lights. Huge living room could also have dining table. Corner fireplace with Maple surround is great for cozy winter days. Double glass French doors lead to large master suite that overlooks the oversized, private balcony. Double closets separate the master bedroom from the combination ensuite/main bath with access from both the bedroom and main hallway. The main closet can be converted to a desk with electrical, telephone and cable all in place. Separate laundry room with lots of in-suite storage. This home includes titled underground heated parking, and there is lots of underground visitor parking as well. Assigned underground storage, bike room and carwash bay all in the parkade as well. Trafalgar House has an extensive landscaped courtyard for all residents to enjoy, with the exercise room overlooking the courtyard and gazebo, a peaceful place to read and enjoy the outdoors. There is also a party room that you can book for larger get togethers when you are done reading! Only minutes to the Glenmore Park Reservoir and extensive pathway system! Right next door to

