# \$289,900 - 103, 5115 Richard Road Sw, Calgary

MLS® #A2224713

## \$289,900

1 Bedroom, 1.00 Bathroom, 719 sqft Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

Steps from Mount Royal University, this ground-floor one-bedroom condo with a flexible den/office is a smart choice for students, first-time buyers, or investors eyeing a prime rental location. Thoughtfully designed and exceptionally maintained, the bright open-concept layout is filled with natural sunlight, thanks to its sunny southwest exposure and walk-out patio that opens directly onto beautifully landscaped green space and a quiet courtyardâ€"complete with twinkling lights at night for added charm. The main living area invites relaxed gatherings or study sessions around the gas fireplace, creating a cozy yet stylish focal point. A well-equipped recently updated kitchen features sleek cabinetry and prep space, ideal for everyday meals or hosting friends. Off the foyer, a separate den or office adds flexible functionality perfect for studying, or your peloton. The spacious primary bedroom is paired with a full four-piece bath and a walk-in closet, while in-suite laundry adds everyday convenience. This home also includes a titled, secured underground parking space, a separate assigned storage locker, and access to building amenities such as a fitness facility, party room, car wash bay and visitor parking. With low-maintenance condo living and pet-friendly policies that accommodate a small to medium-sized dog (with board approval), this home blends comfort and practicality in a location that can't be beat. Lincoln Park remains a top choice for students and young







professionals thanks to its close proximity to MRU, city transit, parks, playgrounds, and easy access to Glenmore Trail, downtown Calgary, and the vibrant shops, pubs, and restaurants in the area. Whether you're starting out, investing smart, or searching for a space to study, relax, and live well, this bright and inviting condo is ready to welcome you and your four-legged companion home.

#### Built in 2002

## **Essential Information**

MLS® # A2224713 Price \$289,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 719

Acres 0.00

Year Built 2002

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 103, 5115 Richard Road Sw

Subdivision Lincoln Park

City Calgary
County Calgary
Province Alberta
Postal Code T3E 7M7

#### **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Party Room, Storage, Visitor

Parking, Secured Parking

Parking Spaces 1

Parking Parkade, Secured, Stall, Titled, Underground

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters,

Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 4

# **Exterior**

Exterior Features Balcony, Lighting, Private Entrance, Courtyard

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

## Additional Information

Date Listed May 29th, 2025

Days on Market 153

Zoning M-C2

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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