

# \$365,000 - 307, 5115 Richard Road Sw, Calgary

MLS® #A2211476

**\$365,000**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

**\*Top Floor, Private & Peaceful in the BEST Location w/Fabulous Amenities!**

Welcome to this immaculate top-floor unit in the highly desirable Trafalgar House. This condo feels BIG & BRIGHT with it's open floor plan and abundance of natural sunlight! What truly sets this unit apart is its location: it's one of only a few suites in the building without a unit above, meaning you'll enjoy exceptional tranquility and even more privacy on your \*\*spacious balcony! The perfect spot to relax and take in views of the mountains and glimpses of downtown! Inside, you'll find expansive rooms with a thoughtfully designed layout. The kitchen offers ample granite counters and lots of cupboard space, a breakfast bar, and room for a good sized dining table. The oversized living room provides flexible space for a variety of furniture arrangements and features a cozy corner fireplace, ideal for chilly evenings. Step out to your large balcony in the summer to soak in the sun, bbq and entertain with plenty of room for your outdoor furniture! The 2 bedrooms are smartly positioned on opposite sides of the living area for extra privacy. Beautiful french doors lead to your primary suite that is generously sized and features his-and-hers closets leading to a private ensuite. The second bedroom is bright and welcoming, located conveniently next to the second full bathroom. To top it all off, this unit includes in-suite laundry and an entrance space that could double as an office or flex room.



Trafalgar House is a well-managed, sought-after building with fantastic amenities including a modern gym, games room, kitchen and party room, library, covered courtyard, outdoor meeting space, heated, secure underground parking and is steps to Mount Royal University, shopping and fabulous restaurants! This is your opportunity to live in one of the quietest units of this popular complex with all the amenities and convenience you LOVE!â€”come experience it for yourself!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211476          |
| Price          | \$365,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 814               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 307, 5115 Richard Road Sw |
| Subdivision | Lincoln Park              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 7M7                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking |
|-----------|--|

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Additional Parking, Heated Garage, Parkade, Titled, Underground |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings   |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Decorative, Gas, Living Room, Mantle  |
| # of Stories      | 4   |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting, Storage |
| Lot Description   | Views                                 |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Stucco, Wood Frame             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 46               |
| Zoning         | M-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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