

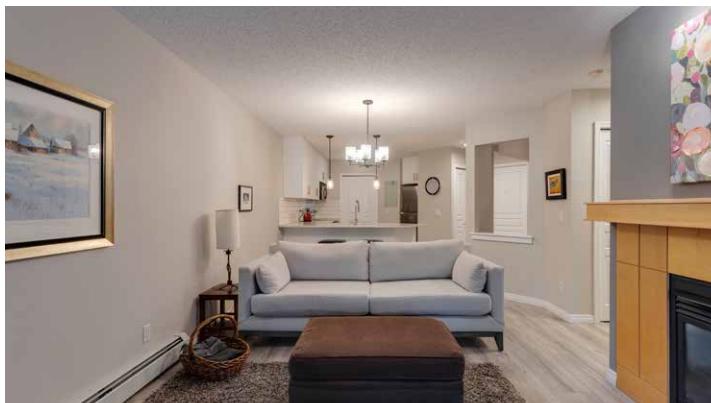
BRIGHT PET FRIENDLY CONDO NEAR MRU



#103 5115 RICHARD ROAD SW

WALK TO MOUNT ROYAL UNIVERSITY

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 courtyard—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.**



HIGHLIGHTS

- SPACIOUS LAYOUT
- SOUTHWEST-FACING SUNNY WALK-OUT PATIO
- MODERN UPGRADES
- TITLED UNDERGROUND PARKING
- ASSIGNED STORAGE
- IN-SUITE LAUNDRY

GROUND FLOOR UNIT WITH SUNNY WALK-OUT PATIO



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For comprehensive details
and exclusive viewings,
contact us:

Sam Corea
403.686.7800
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PRICE \$289,900

Bedrooms: 1

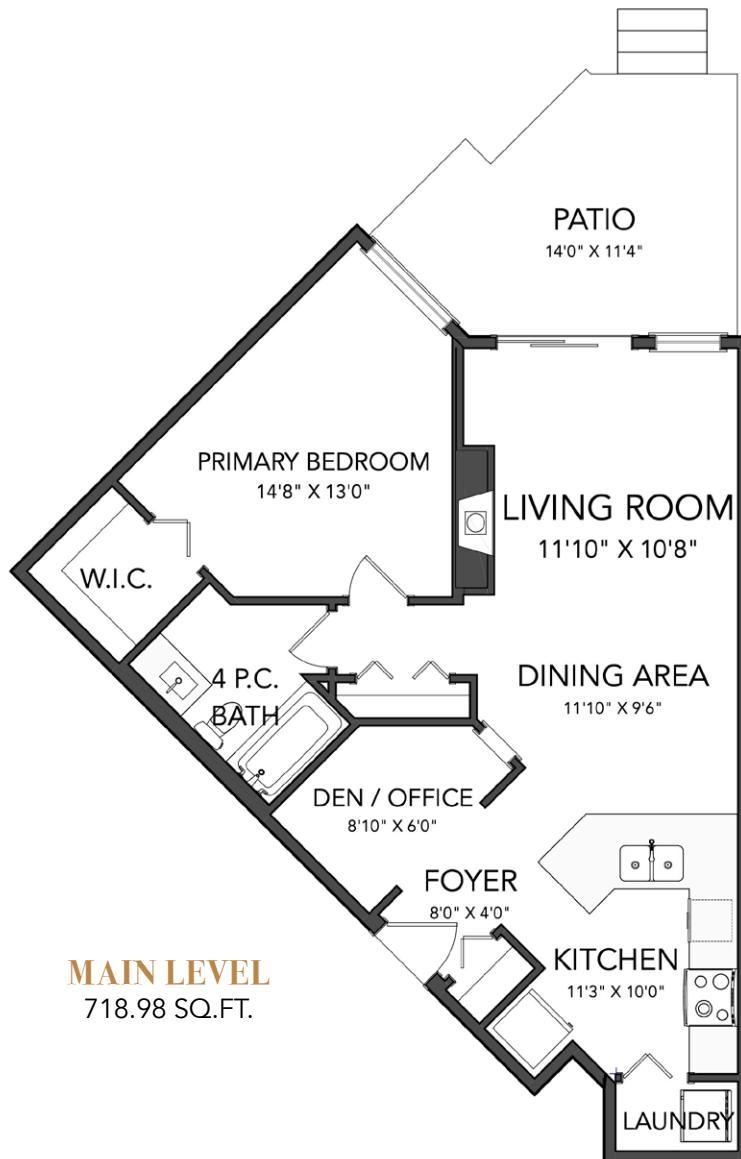
Size: 718.98 SF

Condo Fee: \$568.66/month

Bathrooms: 1

Year Built: 2002

Taxes: \$1,287.49/2024



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