# 216 5115 Richard Road SW

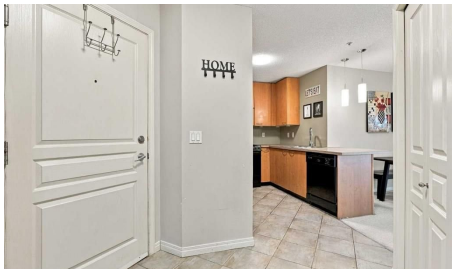
Calgary | Active | MLS® A2351789

**$285,000**








| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2001** | **989.57 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Capital Realty

# A closer look

Welcome to Trafalgar House in the desirable community of Lincoln Park, just minutes from downtown and steps from Mount Royal University with easy access to transit. This bright corner unit offers over 900 sq. ft. of well-designed living space with abundant natural light throughout, including both bedrooms. Located on the second floor for added safety and privacy. The open-concept layout features a spacious living area with a charming gas fireplace and access to a private balcony with plenty of space to entertain family and friends this summer. The kitchen includes ample cabinetry and countertop space. This unit offers 2 bedrooms, 2 full bathrooms-including one with a walk-in shower-and a versatile den, perfect for a home office or storage. The primary bedroom features a walk-in closet and ensuite bathroom. Additional highlights include in-suite laundry, heated underground titled parking, and storage at the parkade. Building amenities include a fitness centre, party room, car wash bay, and landscaped courtyard. Furniture negotiable-ideal for homeowners or investors seeking a turnkey executive rental opportunity.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2351789 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2001 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 989.57 sq. ft. |
| **Main Level Finished Area:** | 912.59 sq. ft. |
| **Condo Fee:** | $724.58 |

| | |
|---|---|
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Acreage:** | No |
| **Front Exposure:** | Southeast |
| **Unit Exposure:** | Southeast |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2001 (Age: 25) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0210215 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Guest, Parkade, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Trafalgar House |
| **Community:** | Lincoln Park (Calgary) |
| **Amenities:** | Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| **Inclusions:** | n/a |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Living Room · 13'3" × 12'7" · |
| **Main Floor** | Dining Room · 15'4" × 11'4" · |
| **Main Floor** | Bedroom - Primary · 15'5" × 10'10" · |
| **Main Floor** | Bedroom · 12'8" × 10'7" · |
| **Main Floor** | Kitchen · 12'3" × 8'6" · |
| **Main Floor** | Den · 9' × 5'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Shopping Nearby |

| | |
|---|---|
| **Interior Features:** | Open Floorplan |
| **Exterior Features:** | Balcony, BBQ gas line, Courtyard, Storage |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | M-C2 |
| **Listed Date:** | Oct 13, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/216-5115-richard-road-sw-calgary-a2351789/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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