



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ROYAL OAK Plaza #141, Calgary T3G 0A7**

MLS® #: **A2143565**      Area: **Royal Oak**      Listing Date: **06/21/24**      List Price: **\$324,800**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 24-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2013**

Finished Floor Area  
 Abv Sqft: **755**  
 Low Sqft:  
 Ttl Sqft: **755**

DOM

**87**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Courtyard,Garden**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 8`8"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`10" x 4`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`3" x 6`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$448**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2 d185**

Legal Desc: **0710026**

Remarks

Pub Rmks: **Fully updated 2 bedroom 2 bathroom condo with titled underground parking in Royal Oak. This wonderful condo features brand new luxury vinyl plank flooring, appliances, paint, high end window coverings, and has beautiful garden views from all the windows. You also have access to your unit through the patio entrance perfect for pet owners to take your furry friends for walks in the serene and beautifully landscaped gardens within this amazing complex! Come and see for yourself! Book your private viewing today!**

Inclusions: **N/A**  
Property Listed By: **Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**