

60 ROYAL OAK Plaza #317, Calgary T3G 0A7

MLS®#: **A2156199** Area: **Royal Oak** Listing Date: **08/15/24** List Price: **\$289,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Garage Door Opener, Parkade, Titled, Underground**

Finished Floor Area
 Abv Sqft: **702**
 Low Sqft:
 Ttl Sqft: **702**

DOM

34
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Lighting**
 Construction: **Mixed**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`2" x 8`10"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	16`2" x 11`1"	Laundry	Main	3`4" x 3`0"
Balcony	Main	13`10" x 5`10"	Foyer	Main	6`0" x 4`0"
Bedroom - Primary	Main	12`11" x 11`0"	4pc Bathroom	Main	11`6" x 6`8"

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **M-C2 d185**

Fee Freq:
Monthly

Legal Desc: **0710026**

Remarks

Pub Rmks: **Are you looking for a great, affordable investment opportunity or first time home owner... look no further! Welcome to the largest 1-bed, 1 bath home in the desirable Red Haus complex of Royal Oak, boasting over 700 sq. ft. of living space. This home features a bright, open functional floorplan, which includes a large U-shaped kitchen with modern amenities and a breakfast bar. A covered balcony that has unobstructed courtyard views and a gas line for your BBQ. The tranquil bedroom has plenty of closet space and is just steps away from the 4-piece bath. Adding to the unit's appeal is an in-suite laundry, new carpet throughout, 9' ceilings, titled underground parking, titled storage locker, ample visitor parking, club house for special events and fitness center. Enjoy proximity to major shopping, restaurants, and amenities, with easy access to Stoney Trail, Sarcee Trail and the Tuscany C-Train station. Embrace the comfort, convenience, and community living this property offers.**

Inclusions: **Dishwasher, Electric Stove, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Property Listed By: **MaxWell Capital Realty**

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



