



THE
A-TEAM

**RE/MAX
FIRST**

30 ROYAL OAK Plaza #221, Calgary T3G 0C1

MLS® #: **A2160435**

Area: **Royal Oak**

Listing Date: **08/25/24**

List Price: **\$289,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **635**

Low Sqft:

Ttl Sqft: **635**

DOM

24

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Clay Tile**

Heating: **Hot Water, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**

Int Feat: **High Ceilings, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 12`2"
Dining Room	Main	11`10" x 7`6"
Balcony	Main	11`1" x 5`11"
4pc Bathroom	Main	10`1" x 9`8"

Room	Level	Dimensions
Kitchen	Main	8`1" x 9`6"
Foyer	Main	4`1" x 4`5"
Bedroom - Primary	Main	11`3" x 14`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$384

Fee Simple

M-C2 d185

Fee Freq:

Monthly

Legal Desc: 0910106

Remarks

Pub Rmks: **Recently Painted and Brand New Luxury Wide Plank Flooring! This unit boasts a picturesque view of the courtyard! Ideal for first-time buyers or investors, this 1 bedroom, 1 bathroom unit offers a modern and sleek aesthetic with elegant dark maple espresso cabinets, black appliances, a built-in oven, countertop range, and stylish under-cabinet lighting. The open concept layout and soaring 9ft ceilings create the feel of a much larger space, while sunny south exposure floods the unit with natural light. The spacious bedroom features his and hers closets, a 4pc ensuite, and convenient in-unit laundry. Step out onto the balcony to enjoy serene views of the courtyard, complete with a gas hookup for your BBQ. Perfectly positioned directly in front of the clubhouse, access to the gym and additional amenities is incredibly easy. Located just a quick walk from a large shopping area that includes grocery stores, a bank, and restaurants, this condo's location is exceptionally attractive. Additionally, it comes with underground heated parking. This unit is a true gem—don't miss out! Book your showing today to experience this wonderful living opportunity firsthand.**

Inclusions: NA
Property Listed By: 2% Realty

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









