



THE A-TEAM

RE/MAX FIRST

20 ROYAL OAK Plaza #442, Calgary T3G 0E6

MLS® #: A2167193 Area: Royal Oak Listing Date: 09/19/24 List Price: \$310,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: Underground

Finished Floor Area
Abv Sqft: 606
Low Sqft:
Ttl Sqft: 606

DOM
62
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: Baseboard
Sewer:
Ext Feat: Balcony, BBQ gas line
Construction: Brick, Vinyl Siding, Wood Frame
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Dining Room, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$384 Title: Fee Simple Fee Freq:
Zoning: M-C2 d185

Monthly

Legal Desc: 1312043

Remarks

Pub Rmks: **Whether you're a first-time homeowner or looking for a fantastic investment, this stunning top-floor unit at **\*\*Red Haus\*\*** in Royal Oak is the perfect choice! With 607 sq ft of beautifully upgraded living space, this bright and welcoming home offers the perfect blend of comfort and style. Step into a sun-soaked living space with an open-concept design that flows seamlessly from room to room. The upgraded kitchen offers both style and function with modern fixtures, ample counter space, and a handy breakfast bar—perfect for casual dining or entertaining. A thoughtfully placed built-in desk provides the ideal spot for working from home, while the adjacent living area leads to your private covered balcony, a cozy retreat to enjoy outdoor relaxation. The spacious bedroom has easy access to the 4-piece bathroom with a full-sized tub. Additional features include in-suite laundry, titled underground parking, and a storage locker. Enjoy access to the clubhouse, and ample visitor parking. Located in the vibrant Royal Oak community, you're steps from great shopping, restaurants, and top schools, with quick access to Stoney Trail, Crowchild, and the Tuscany C-Train station. Don't miss out on this incredible opportunity!**

Inclusions: N/A  
Property Listed By: RE/MAX Landan Real Estate

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





