

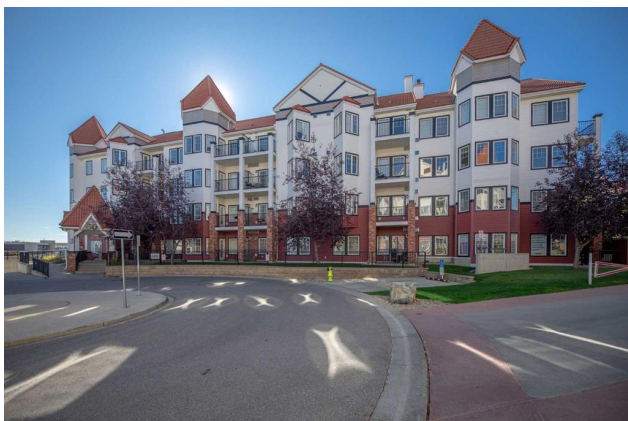


THE
A-TEAM

**RE/MAX
FIRST**

60 ROYAL OAK Plaza #106, Calgary T3G 0A7

MLS® #: **A2168827** Area: **Royal Oak** Listing Date: **10/01/24** List Price: **\$268,000**
 Status: **Pending** County: **Calgary** Change: **-\$7k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **595**
 Low Sqft:
 Ttl Sqft: **595**

DOM

51
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`8" x 9`8"	Bedroom - Primary	Main	9`11" x 10`6"
Dining Room	Main	14`8" x 9`1"	Kitchen	Main	13`0" x 9`11"
Living Room	Main	12`7" x 10`6"			

Legal/Tax/Financial

Condo Fee: **\$341** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 0710026

Remarks

Pub Rmks: Available for immediate possession in the popular RED HAUS condo project in Royal Oak is this terrific 1 bed 1 bath condo in the Lindenburg building. This cozy and quiet main floor unit has high ceilings & open concept floorplan, sleek kitchen with black appliances, a balcony & titled underground parking stall for your exclusive use. As you enter, you are greeted by a living/dining room with big windows & fantastic kitchen with raised bar, tile floors & Whirlpool/Bosch appliances including cooktop stove & built-in oven. The bedroom has large windows & a walkthrough closet leading into the bathroom with tile floors & laundry with stacking GE washer/dryer. In the underground parkade are your titled parking stall & area to lock up your bike. Condo fees include heat & water-sewer, as well as access to the fabulous Club Haus residents amenity centre complete with exercise area, recreation room with pool table & full kitchen. The Tuscany LRT station & Shane Homes YMCA are only a few minutes drive away & the Royal Oak Shopping Centre is right across the street...Sobeys, restaurants, Walmart, Starbucks, Shoppers Drug Mart & so much more! The perfect home for the first-time homeowner or as an investment, in this prime location in this Northwest Calgary neighbourhood with easy commute to Stoney & Crowchild Trails to take you to Crowfoot Centre, University of Calgary, hospitals & downtown.

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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

