



THE
A-TEAM

**RE/MAX
FIRST**

60 ROYAL OAK Plaza #335, Calgary T3G0A7

MLS® #: **A2169990**

Area: **Royal Oak**

Listing Date: **10/01/24**

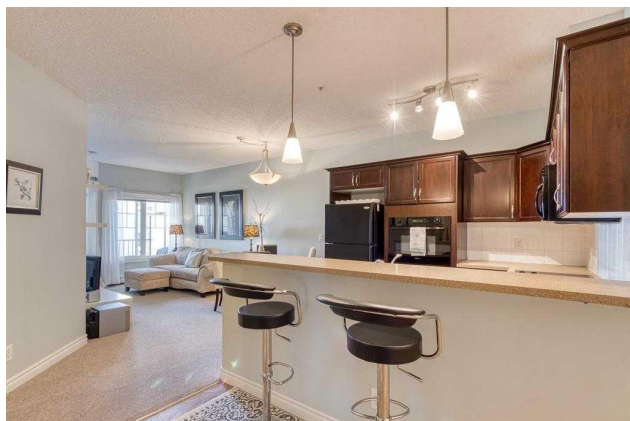
List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 22-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **666**
Low Sqft:
Ttl Sqft: **666**

DOM

63
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Titled**

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`6" x 4`11"	Bedroom	Main	10`9" x 19`5"
Dining Room	Main	13`8" x 6`0"	Kitchen	Main	8`4" x 8`5"
Laundry	Main	5`4" x 7`10"	Living Room	Main	10`0" x 11`4"
Walk-In Closet	Main	4`6" x 4`11"	Balcony	Main	10`5" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$405

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0710026**

Remarks

Pub Rmks: **Seller wants this sold.. Great location , on the third floor with a NW view of the courtyard green space. The building has alot of amendities; including gym, clubhouse/party room with kitchen, Office., an on-site manager. The bedroom is larger than most of the one bedrooms in the Complex. Kitchen includes all appliances and a breakfast bar. Floor plan is open with a NW view of the courthouse. There is a separate large laundry and storage room at the front entrance. The four pc bathroom is a cheater ensuite to the master bedroom. Master bedroom has walk in closet and a separate door to the Balcony. Easy access to Stoney Trail and retreat to the mountains. Across from grocery store and amenities. The balcony has a partially enclosed private glass screen . Titled underground parking stall and storage is included. There is a bike storage area. There is plenty of visitor parking. This is the lowest priced unit in the complex.**

Inclusions:
Property Listed By: **All appliances are included
Real Estate Professionals Inc.**

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

