



THE
A-TEAM

**RE/MAX
FIRST**

20 ROYAL OAK Plaza #322, Calgary T3G 0E6

MLS®#: **A2171722** Area: **Royal Oak** Listing Date: **10/09/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **-\$2k, 27-Dec** 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:

Finished Floor Area
 Abv Sqft: **575**
 Low Sqft:
 Ttl Sqft: **575**

Owned, Titled, Underground

DOM

104
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Other**

Construction: **Concrete, Other, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`10" x 6`3"	Dining Room	Main	10`10" x 7`3"
Kitchen	Main	10`10" x 7`3"	Living Room	Main	13`5" x 12`2"
4pc Bathroom	Main	8`2" x 9`1"			

Legal/Tax/Financial

Condo Fee: **\$358** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq:

Monthly

Legal Desc: 1312043

Remarks

Pub Rmks: **Beautiful 1-Bedroom Condo in Royal Oak - Pristine Condition & Prime Location** Nestled in the sought-after community of Royal Oak, this meticulously maintained third-floor condo offers the perfect blend of comfort, style, and convenience. Boasting a bright and spacious open-concept floor plan with 9 ft ceilings, this unit makes the most of every square foot. The modern kitchen features stainless steel appliances, dark-stained cabinets, and plenty of counter and cupboard space. The counter-height bar provides a versatile spot for meals or entertaining guests. Adjacent is the dining area, flowing seamlessly into the large living room, complete with an electric fireplace for cozy evenings. The oversized bedroom offers ample closet space and a large window, filling the room with natural light. A 4-piece bathroom is conveniently located near the in-suite laundry with a stacked front-load washer and dryer. Step outside to your private balcony with a gas BBQ line, perfect for summer barbecues. The unit includes titled underground heated parking, making winters more manageable. This well-managed complex offers an array of amenities, including a gym, private clubhouse, recreation room, and outdoor green space. Situated within walking distance to shopping, dining, and entertainment, the condo is also close to the YMCA Rocky Ridge Recreation Centre, LRT station, and Stoney Trail for easy commuting. This move-in-ready gem provides everything you need in one of Calgary's most vibrant communities. Don't miss out on this incredible opportunity!

Inclusions: NA
Property Listed By: KT Capital Realty Inc.

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











