

**30 ROYAL OAK Plaza #309, Calgary T3G 0C1**

MLS® #: **A2176383** Area: **Royal Oak** Listing Date: **10/31/24** List Price: **\$325,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Nov** 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:

Finished Floor Area  
 Abv Sqft: **767**  
 Low Sqft:  
 Ttl Sqft: **767**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

**Enclosed,Guest,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof: **Tile** Construction: **Brick,Vinyl Siding,Wood Frame**  
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Carpet,Tile**  
 Sewer: Ext Feat: **Balcony,BBQ gas line,Courtyard** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`6"	Kitchen	Main	10`11" x 8`4"
Dining Room	Main	7`10" x 7`6"	Bedroom - Primary	Main	11`3" x 10`3"
Bedroom	Main	9`10" x 9`6"	4pc Bathroom	Main	
4pc Ensuite bath	Main		Balcony	Main	10`1" x 5`9"

Legal/Tax/Financial

Condo Fee: **\$469** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0910106**

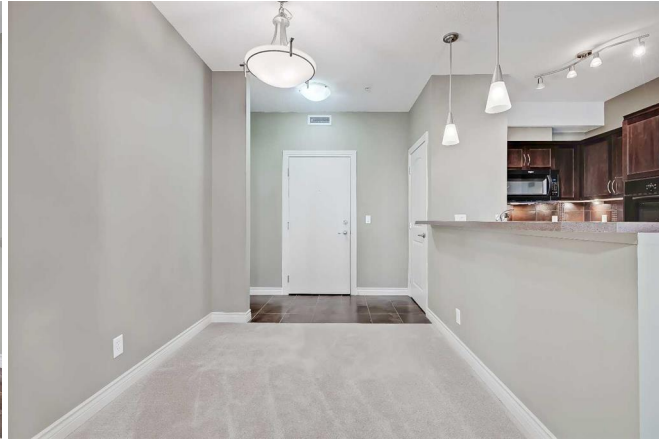
Remarks

Pub Rmks: **SPACIOUS 2 BEDROOM UNIT | TITLED UNDERGROUND PARKING & STORAGE LOCKER | FITNESS CENTRE & LOUNGE | BIKE STORAGE | WALKABLE TO AMENITIES! This spacious 2-bedroom, 2-bathroom apartment is in the sought-after Red Haus complex and has an excellent location within the community, across the street from the shops, services and restaurants at Royal Oak Shopping Centre and easy walking distance to an abundance of amenities including green spaces, pathways, the ponds, off-leash areas, schools and the Rocky Ridge YMCA. This unit has a smart and functional floor plan with 2 good-sized bedrooms including the primary suite that boasts a walkthrough closet and a 4-piece ensuite bathroom. The living room is bright and comfortable featuring large windows and direct access to the balcony that overlooks the landscaped courtyard - the perfect spot for sipping your morning coffee or just relaxing and enjoying the outdoor space. The dining area is adjacent to the kitchen that offers a generous amount of cabinet and cupboard space, full tile backsplash, built-in wall oven and electric cooktop, under cabinet lighting and a sit up breakfast bar. The floor plan is completed with an open front entryway and the main 4-piece bathroom that also houses the washer and dryer. This pet friendly property also has a titled underground corner parking stall (#636), titled storage locker that is right next to the elevator (#687) and the central clubhouse (Club Haus) with a fully equipped gym, on-site office and the newly renovated lounge/recreation room with a pool table, dart boards, TV/media area, kitchen and plenty of seating. The list of additional features/upgrades includes 9' ceilings throughout, newer paint, pendant lighting in the kitchen, BBQ gas line on the balcony, window coverings, enclosed garbage and recycling room next to the underground parking access, indoor bike storage and provides quick access to Country Hills BLVD, Stoney TR and Crowchild TR. Welcome Home.**

Inclusions: **None**  
Property Listed By: **CIR Realty**

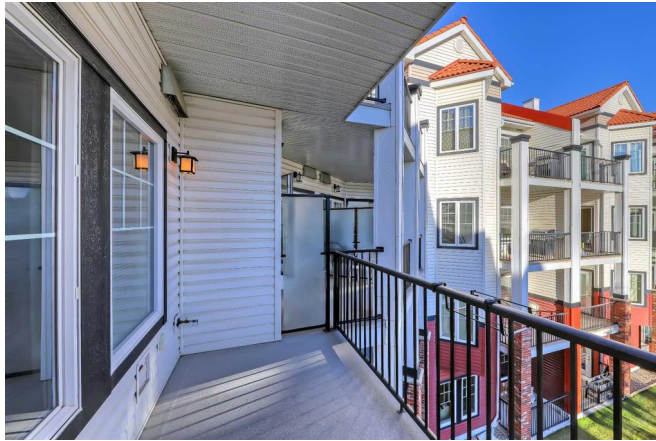
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











*titled underground corner parking stall, tiled storage & indoor bike storage.*



*red haus offers a renovated lounge/recreation space & a fully equipped gym.*



*walkable to numerous amenities - ponds, pathways, schools, parks & much more.*



*the shops, services & restaurants at royal oak shopping centre are just across the road.*



**MAIN FLOOR PLAN**

767.92 SQFT

309, 30 ROYAL OAK PLAZA NW