



THE
A-TEAM

**RE/MAX
FIRST**

20 ROYAL OAK Plaza #333, Calgary T3G 0E6

MLS®#: **A2176576** Area: **Royal Oak** Listing Date: **11/01/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **537**
 Low Sqft:
 Ttl Sqft: **537**

DOM

20
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`0" x 4`0"	Kitchen	Main	11`3" x 9`9"
Living Room	Main	16`2" x 9`9"	Bedroom - Primary	Main	16`8" x 10`8"
4pc Bathroom	Main	9`8" x 7`0"	Laundry	Main	3`6" x 3`1"
Balcony	Main	10`8" x 8`9"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$341

Fee Simple

M-C2

Fee Freq:
Monthly

Legal Desc: **1312043**

Remarks

Pub Rmks: **Welcome to an immaculately maintained and freshly painted apartment in the amenity-rich community of Royal Oak! This open-concept floorplan features 9-foot ceilings and an abundance of light with a SW facing balcony overlooking the private courtyard. The kitchen includes granite countertops, stainless steel appliances, an upgraded tile backsplash and rough ins for under-cabinet lighting. The functional living room is accentuated by beautiful laminate flooring and leads into a massive primary bedroom with a walk-in closet and a cozy nook perfect for a home office. The spacious 4-piece bathroom also includes granite countertops and is home to your in-suite stacked laundry pair. This condo also includes a titled corner parking stall located very close to the elevator entrance and a titled storage unit. The shops, services and restaurants at the Royal Oak Shopping Centre are a short walk from this unit. Why rent when you can buy? Do not miss out on this opportunity and book your viewing today!**

Inclusions: **Portable A/C Unit**
Property Listed By: **RE/MAX Real Estate (Central)**

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





