



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ROYAL OAK Plaza #242, Calgary T3G 0A7**

MLS® #: **A2177484**

Area: **Royal Oak**

Listing Date: **11/04/24**

List Price: **\$344,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **765**  
Low Sqft:  
Ttl Sqft: **765**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Hot Water**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dinette</b>	<b>Main</b>	<b>7`6" x 7`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 8`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 5`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`5" x 6`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$493**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0710026**

Remarks

Pub Rmks: **Don't miss out on this impressive second floor unit! You will love the spacious open concept floor plan with two Bedrooms and two Bathrooms. The Kitchen is amazing with attractive cabinetry, lots of counter & storage space (appliances are included). An adjoining Living Room features large windows including a glass door to access the balcony. Relax and enjoy this quiet outdoor living space! The Primary Bedroom has walk-through wardrobe closets to the private Ensuite. The second Bedroom is perfect for a roommate or home study. There is a convenient Laundry and full Bathroom. Take the stairs or elevator to the heated, underground parkade and never worry about the changing seasons! This unit includes a titled parking stall and separate storage unit. There is a bicycle storage area and parking spots for a motorcycle. This complex is pet friendly and has a Club House for Residents to enjoy. It features a gym and lounge with a pool table. You will love the convenient location! Walk to major shopping, trendy restaurants, transit, Rocky Ridge YMCA and so much more. Easy access to main roads throughout the city. Flexible possession. A pleasure to show.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Complete Realty**

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

















