



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ROYAL OAK Plaza #343, Calgary T3G 0A7**

MLS®#: **A2177986**

Area: **Royal Oak**

Listing Date: **11/12/24**

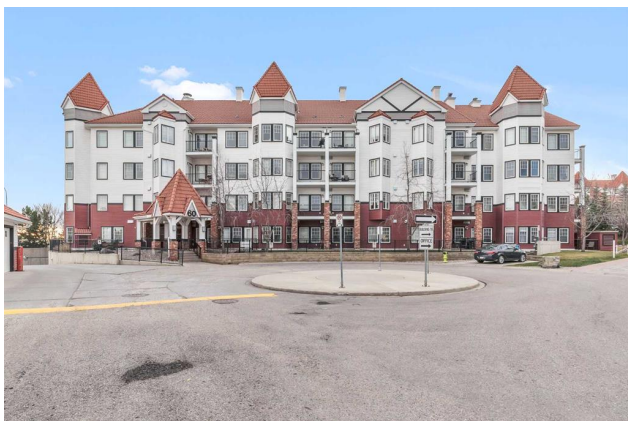
List Price: **\$349,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **772**  
Low Sqft:  
Ttl Sqft: **772**

DOM

**39**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings**  
Int Feat: **Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 5`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`4" x 3`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$493**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0710026**

Remarks

Pub Rmks: **Welcome to Red Haus in Royal Oak! This 2-bedroom, 2-bathroom condo offers an open-concept layout with upgraded Luxury Vinyl Plank flooring, 9-foot ceilings, and a private balcony overlooking a serene courtyard, complete with a gas line for barbecuing. The functional kitchen features black appliances, including a wall oven, electric cooktop, refrigerator, microwave hood fan, and dishwasher, plus pendulum lighting over a raised breakfast bar with ample workspace and storage. The spacious living room accommodates full-sized furniture, with large windows and balcony access. The primary bedroom has a walk-through closet leading to a 4-piece ensuite, while the second bedroom on the opposite side provides added privacy and could serve as an office. The main 4-piece bathroom includes in-suite laundry. This condo comes with a TITLED heated, and secured UNDERGROUND PARKING STALL, TITLED STORAGE, and ample visitor parking. Enjoy the newly renovated Recreation/Fitness building next door, offering fitness equipment, a pool table, a kitchen, and gathering spaces. The location is ideal, just a block from major shopping, including Starbucks, restaurants, banks, Walmart, Sobeys, and more.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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





