

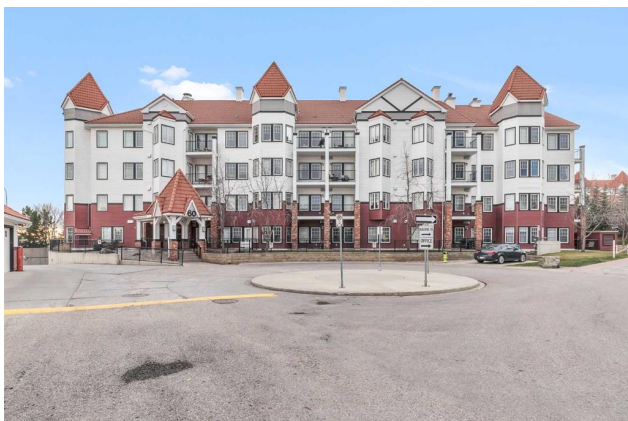


THE
A-TEAM

**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**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade, Underground

Finished Floor Area

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

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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

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

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



