

**30 ROYAL OAK Plaza #409, Calgary T3G0C1**

MLS®#: **A2181573**      Area: **Royal Oak**      Listing **11/29/24**      List Price: **\$345,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 12-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **763**  
 Low Sqft:  
 Ttl Sqft: **763**

DOM

**22**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

**Additional Parking,Common,Guest,Heated Garage,On Street,Owned,Parkade,See Remarks,Titled,Underground**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Animal Home,No Smoking Home,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 8`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`10" x 7`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`9" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`5" x 7`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>3`10" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 7`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`11" x 12`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`2" x 3`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`3" x 7`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$491**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **0910106**

Remarks

Pub Rmks: **Top floor, facing courtyard, 2 titled underground parking stalls, titled storage cage, 2 full bathrooms with tub/shower in both! This freshly painted, two bedroom unit has a primary bedroom with walkthrough closet to private ensuite, 2nd bedroom has double closets and second full bath with full capacity laundry. Kitchen has built-in BOSCH wall oven & cook top, newer microwave, overhead fan and newer dishwasher. Gas BBQ line, roughed in for AC, beautiful balcony overlooking the courtyard. Great amenities in building with newly updated social room and workout area, accessible by elevator. Conveniently located close to restaurants, shopping, banks, professional services, liquor store, fitness etc. The building is impeccably maintained. Pets by board approval 2 cats or 2 dogs. Vacant, professionally cleaned & ready for immediate possession!**

Inclusions: **2 fobs, 2 mail keys**  
Property Listed By: **The Real Estate District**

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









