



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ROYAL OAK Plaza #335, Calgary T3G 0A7**

MLS® #: **A2182452**      Area: **Royal Oak**      Listing Date: **12/05/24**      List Price: **\$254,900**  
 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,Titled,Underground**

Finished Floor Area

Abv Sqft: **666**  
 Low Sqft:  
 Ttl Sqft: **666**

DOM

**16**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Closet Organizers,Laminate Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 8`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 11`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 14`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`4" x 7`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`6" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$425**      Title: **Fee Simple**      Zoning: **M-C2 d185**

Legal Desc:

0710026,103

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Perfect for a first time buyer or someone who is retired. The unit has a NW facing balcony overlooking the courtyard, very quite. The unit has its own laundry room with storage. Also a front entrance walk in closet. All the appliances are included. The Primary bedroom has room for a King size bed and a spacious walk in closet. The bathroom is a cheater suite so you can access your bathroom from your primary bedroom and your hallway. 1 Underground titled parking stall with storage and bike racks. The building has security doors and visitor parking, walking distance to Sobey's. Lots of amenities; clubhouse, fitness center, on-site manager , party room. Walking distance to the shopping Mall. Lowest price condo in the complex, selling below market value. Easy to show and immediate possession.**

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

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









