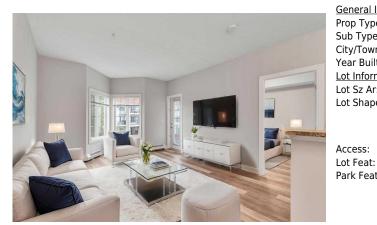


## 60 ROYAL OAK Plaza #343, Calgary T3G 0A7

**Royal Oak** Listing A2187176 01/15/25 List Price: \$339,000 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: **Apartment** City/Town: Calgary

2007 Year Built: Abv Saft: 772 Lot Information Low Sqft:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

2.0 (2 0)

Apartment

7

Ttl Sqft: 772 Lot Sz Ar: Lot Shape:

Access:

Park Feat: Titled, Underground

Utilities and Features

Roof: Construction:

Heating: **Baseboard Brick, Vinyl Siding, Wood Frame** 

> Flooring: Vinyl Plank Water Source:

Fnd/Bsmt:

Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings Kitchen Appl:

Int Feat: **Open Floorplan** 

Balcony

Sewer:

Ext Feat:

**Utilities:** 

**Room Information** 

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: M-C2 \$493 **Fee Simple** 

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



