



THE A-TEAM

RE/MAX FIRST

60 ROYAL OAK Plaza #242, Calgary T3G 0A7

MLS@#: A2188653 Area: Royal Oak Listing Date: 01/18/25 List Price: \$329,900
Status: Active County: Calgary Change: -\$5k, 18-Feb Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2006

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: 765
Low Sqft:
Ttl Sqft: 765

DOM

35
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Hot Water
Sewer:
Ext Feat: Balcony,BBQ gas line

Construction: Wood Frame
Flooring: Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Breakfast Bar,No Animal Home,No Smoking Home,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dinette, Kitchen, Bedroom, 4pc Ensuite bath, Living Room, Bedroom - Primary, 4pc Bathroom, Balcony.

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0710026**

Remarks

Pub Rmks: **Excellent opportunity! Open concept design with two Bedrooms and two full Bathrooms. Perfect location for those who enjoy their privacy and want to stay fit. You'll appreciate the quiet location in the friendly Red Haus Complex. Close to stairs & access to the Club House (enjoy the exercise room and lounge with a pool table). Many features including a Living Room with large windows and glass door to the sunny balcony. The Kitchen features modern cabinets with lots of counter space including a raised breakfast bar. There is room for a small table or computer space. The large primary Bedroom has walk-through closet to the private Ensuite. The second Bedroom is perfect for guests or a home study. There is a convenient laundry and full Bathroom. This unit is close to the stairs for easy access to the heated, underground parking and the separate storage unit. There is a bicycle storage area and underground parking for motorcycles (available through Manager). Pets are allowed with board approval. There is lots of parking for visitors. You will love the convenient location! Leave your car at home and walk to major shopping, trendy restaurants, transit, YMCA and so much more. Easy access to main roads throughout the city. A pleasure to show.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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









