



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 ROYAL OAK Plaza #423, Calgary T3G0A7**

MLS® #: **A2189139**      Area: **Royal Oak**      Listing Date: **01/23/25**      List Price: **\$272,500**  
 Status: **Pending**      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:

**Driveway,Heated Garage,Parkade,Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **601**  
 Low Sqft:  
 Ttl Sqft: **601**

DOM

**13**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 11`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`1" x 3`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`8" x 6`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`10" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 8`8"</b>

Legal/Tax/Financial

Condo Fee: **\$403**      Title: **Fee Simple**      Zoning: **M-C2 d185**

Fee Freq:  
**Monthly**

Legal Desc: **0710026**

Remarks

Pub Rmks: **BEAUTIFUL TOP FLOOR UNIT | 1ST TIME HOME BUYER -- DOWNSIZER -- INVESTOR ALERT! | 1 BED + 1 BATH CONDO | FANTASTIC WEST FACING BALCONY W/ GAS LINE | ONE TITLED PARKING + 1 TITLED STORAGE SPOT | \*\*\*QUICK POSSESSION AVAILABLE\*\*\* | VERY WELL MAINTAINED & MANAGED COMPLEX | PHENOMENAL VALUE | \*\*Nestled in the picturesque Royal Oak community, this VERY WELL maintained & managed RED HAUS RAVENSBURG COMPLEX is ideally located near the YMCA Rec Centre and just across the street from an amazing shopping center that includes a grocery store, restaurants, and LOTS of shopping! The grounds are pristine and the freshly updated amenities building features an ON-SITE GYM, GAMES ROOM with full kitchen and a large balcony--- all of which can be rented for your private family gatherings!! Local residents say they LOVE TO LIVE HERE! Inside the unit, you will find HIGH ceilings, rich warm laminate flooring, fresh paint, and an abundance of NATURAL LIGHT! The GORGEOUS and very functional kitchen features a breakfast bar, stylish backsplash, in-wall oven and separate stove cook-top, easy to clean linoleum, black double sink & updated faucet, and plenty of cupboard & counter space -- perfect for preparing your culinary masterpieces!! The dining room and living room are off the kitchen and both feature VIEWS of the stunning COURTYARD below complete with picnic tables. The balcony is located off the living room and features a GAS BBQ hook-up, and plenty of room for an outdoor table & chairs to enjoy a cool drink on a hot summer's day. The primary bedroom is tucked around the corner, giving it privacy from the rest of the unit. It includes a decent sized CLOSET, a large moveable WARDROBE, and an EN SUITE bathroom with tub/shower combo and easy to clean flooring. The underground parking garage has high ceilings (great for trucks!) and also features bike storage. PLUS, your new home comes with ONE TITLED good sized STORAGE locker as well as ONE UNDERGROUND TITLED parking spot to KEEP YOUR CAR AND BELONGINGS SAFE & WARM ALL YEAR ROUND. Elevators on site mean no need to haul your groceries up the stairs! \*\*\* CONDO FEES INCLUDE HEAT, WATER, SEWER, TRASH, AMENITIES MAINTENANCE, SNOW REMOVAL & LANDSCAPING., ON-SITE MANAGER, RESERVE FUND CONTRIBUTIONS, EXTERIOR INSURANCE, AND AN INCREDIBLE AMOUNT OF VISITOR PARKING FOR ALL OF YOUR GUESTS\*\*\* This very well managed and PET FRIENDLY complex offers its residents exclusive access to the CLUB HOUSE, where you'll find a gym and social room with full kitchen, gas fireplace, billiards table, LARGE BALCONY, and library--- EVERYTHING YOU NEED FOR A FAMILY FUNCTION! Located STEPS from all amenities and public transit, 5 minutes to the Shane Homes YMCA, easy access to Stoney Trail, close proximity to schools, WALKING PATHS & parks! Whether you're a professional, first time home buyer, DOWNSIZER, a couple or INVESTOR, this pet-friendly haven offers CONVENIENCE, COMFORT & STYLE!!!! You will love this JEWEL of a HOME!**

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**













