



GRASSROOTS
REALTY GROUP

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126, 30 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2234707



\$345,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Clay Tile

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 560

LLD: -

Zoning: M-C2 d185

Utilities: -

Inclusions: Alarm System

Welcome home to this beautiful two bedroom, two bathroom ground floor condo in the sought after, pet friendly Red Haus complex, located in the desirable community of Royal Oak. Offering 917 square feet of living space, this is one of the largest units in the building. The spacious kitchen features granite countertops, plenty of cabinetry, and matching stainless steel appliances. The open living area flows nicely out to a large private patio, complete with a gas line for your BBQ. The primary bedroom includes a walk through closet that leads to a four piece ensuite. The second bedroom is also generously sized and features its own walk through closet with direct access to a three piece bathroom, ideal for guests or roommates. This well managed complex offers fantastic amenities including a beautifully finished social room, a fully equipped fitness centre, and meticulously maintained grounds. This unit comes with a titled underground parking stall and a titled storage locker for added convenience. Located close to major roadways, shopping, restaurants, schools, and public transit, this home offers both comfort and convenience. Don't miss your chance to be part of this vibrant and welcoming community. Book your private showing today.