



GRASSROOTS
REALTY GROUP

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**221, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2246040



\$314,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Elevator, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: 2x T.v. and mounts

Welcome to the Lindenburg at Red Haus in the vibrant community of Royal Oak! This bright and spacious condo offers 2 bedrooms and 2 full bathrooms, including a private 4-piece ensuite in the primary bedroom for your comfort. The open-concept living space is filled with natural light from large windows and features a cozy breakfast nook and a modern kitchen with maple cabinetry, stainless steel built-in appliances, and an eating bar—perfect for casual dining or entertaining. Convenient in-suite laundry adds to the ease of living. Step out onto your SW-facing balcony and enjoy beautiful courtyard views. The unit also includes a titled, heated underground parking stall and access to fantastic building amenities, including a fully equipped fitness centre, games area with pool table, and a party room. The Lindenburg is an exceptionally well-managed building, ideally located within walking distance to shopping, restaurants, medical offices, public transit, and all major amenities. Don't miss your chance to own this beautiful condo in one of NW Calgary's most sought-after communities—book your showing today!