



GRASSROOTS
REALTY GROUP

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**120, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2256356



\$264,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	587 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the beautiful Lindenburg building in the award-winning Red Haus complex! This bright and open one-bedroom home features soaring 9' ceilings, a welcoming, freshly painted colour palette, and thoughtful design throughout. The spacious living room offers stylish laminate flooring and opens to a covered balcony with a gas BBQ hookup — perfect for grilling up a savoury dinner. The kitchen is a true standout, equipped with high-end Bosch appliances including a separate wall oven and cooktop, dishwasher, LG microwave hood fan, and a Blanco sink. A raised breakfast bar overlooks the dining area, which easily accommodates a full-sized table for entertaining guests. Your comfortable bedroom boasts a walk-through closet leading to the 3-piece ensuite bathroom, which is also accessible from the main area. The convenience of in-suite laundry makes daily living that much easier. Just steps away, the Club Haus offers a fitness and entertainment space with a kitchen, pool table, and darts. With Royal Oak Shopping Centre right across the street, quick access to transit, and major roadways nearby, this location makes both city living and weekend escapes simple. A wonderful opportunity to enjoy style, comfort, and convenience in a welcoming community!