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## 240, 60 Royal Oak Plaza NW Calgary, Alberta

MLS # A2263684



\$252,000

Division: Royal Oak Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 606 sq.ft. Age: 2007 (18 yrs old) Beds: Baths: Garage: Heated Garage, Stall, Titled, Underground Lot Size: Lot Feat:

**Heating:** Water: Baseboard Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 400 **Basement:** LLD: Exterior: Zoning: Brick, Vinyl Siding, Wood Frame M-C2 d185 Foundation: **Poured Concrete Utilities:** 

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

Inclusions: NA

Set on the second floor of Building 60 at Red Haus, this bright, south-facing one-bedroom overlooks a beautiful courtyard and feels instantly welcoming. Laminate flooring flows through the living room and bedroom, while the kitchen shines with maple cabinetry and a raised breakfast bar. The open-concept living/dining area is flooded with natural light and includes a versatile flex nook—perfect for a desk, bookcase, or hutch. The spacious bedroom offers a walk-through closet to a 4-piece bathroom, and the in-suite laundry features a newer washer/dryer. Step out to the private balcony for morning coffee or evening downtime. Practical perks include titled, heated underground parking and a titled storage locker. Condo fees cover heat and water; only electricity and internet are extra. Residents enjoy the on-site Club Haus for fitness and social gatherings. Loved for its European-inspired design, Red Haus sits next to Royal Oak Centre (groceries, cafés, and daily essentials), with quick access to Stoney Trail and an easy bus ride to the Tuscany/Royal Oak LRT. Dont miss this great unit!