



GRASSROOTS
REALTY GROUP

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

MLS # A2263684



\$252,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	606 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	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!