



**GRASSROOTS**  
REALTY GROUP

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**319, 20 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2274288**



**\$259,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d185
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

<b>Inclusions:</b>	N/A
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Welcome to Red Haus, a well-cared-for and pet-friendly community in the heart of Royal Oak, where up to two pets are permitted with no weight restrictions. This inviting 1-bedroom, 1-bathroom condo offers 607 sq ft of efficiently designed living space with an open layout, high ceilings, and great natural light throughout. The modern kitchen includes stainless steel appliances, ample cabinet space, and a comfortable breakfast bar, while a dedicated office desk area provides a convenient spot for work or study. Step out onto your private balcony to enjoy the sunshine or grill using the natural gas hookup. Additional features include in-suite laundry, a HEATED underground TITLED parking stall, and a secure TITLED storage unit. Residents also have access to an impressive clubhouse with a lounge area, pool table, full kitchen, upper-level seating, and a well-equipped gym with a walkout patio. Ideal for first-time buyers, downsizers, or investors, this home offers exceptional value in one of NW Calgary's most desirable communities.