



GRASSROOTS
REALTY GROUP

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

MLS # A2274288



\$274,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions:	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.