



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**225, 20 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2281547



\$249,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Garage Door Opener, Heated Garage, Insulated, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

Inclusions: n/a

Located in the sought-after Red Haus complex in Royal Oak, this well-appointed one-bedroom condo offers comfortable, low-maintenance living in a highly convenient NW Calgary location. With easy access to shopping, dining, schools, the Rocky Ridge YMCA, C-Train service, and major roadways including Stoney Trail, everything you need is close at hand. Set on the second level, this open-concept home overlooks the attractively landscaped inner courtyard and features a private balcony with a natural gas hookup, perfect for outdoor cooking or relaxing. The kitchen is thoughtfully designed with stainless steel appliances (brand new fridge), generous cabinet and counter space, and a breakfast bar that connects effortlessly to the living area, creating a welcoming space for both everyday living and entertaining. A built-in desk area adds functionality and works perfectly as a home office or study nook. The bedroom is spacious and includes a walk-through closet that leads directly to the four-piece bathroom, where the in-suite washer and dryer are conveniently located. The unit also comes complete with titled underground parking, a titled storage locker, bike storage, and ample visitor parking. Residents enjoy access to shared amenities housed in the central clubhouse, including a fitness centre, a multi-purpose meeting room with kitchen facilities, and an outdoor patio area. This is a great opportunity to own in a well-run condo complex within one of NW Calgary's most desirable communities.