



**242, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2294545



\$245,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Track Lighting, Walk-In Closet(s)		

Inclusions: FOB

Welcome to this bright and well-maintained condo in the Red Haus complex in Royal Oak, where convenience and comfort come together. Located steps from shopping, restaurants, and everyday amenities, and with easy access to transit, Stoney Trail, and Crowchild Trail, this is a home that makes daily life simple and efficient while keeping you connected to the mountains and the rest of the city. Inside, the open-concept layout creates a comfortable and functional living space. The kitchen is thoughtfully designed with Bosch appliances, a built-in oven and cooktop, plenty of counter space, and a breakfast bar that makes it easy to cook, dine, or catch up with friends. The living room is filled with natural light and offers plenty of space to relax or entertain, while the private balcony with a gas hookup is perfect for summer evenings and easy BBQs. The bedroom is generously sized and features a walk-through closet with convenient access to the bathroom, creating a comfortable and practical everyday setup. In-suite laundry, titled underground parking, and a titled storage unit add to the ease of condo living. Beyond your unit, the Red Haus community offers a lifestyle that goes beyond the walls of your home. Enjoy access to the Club Haus with a fitness centre, owners lounge, and recreation space, along with beautifully maintained grounds and a welcoming, community-focused atmosphere. If you are looking for a low-maintenance lifestyle without the noise and pace of downtown living, in a location that keeps everything within reach, this home is worth a closer look. Book your showing today and see how easily this could fit into your everyday life.