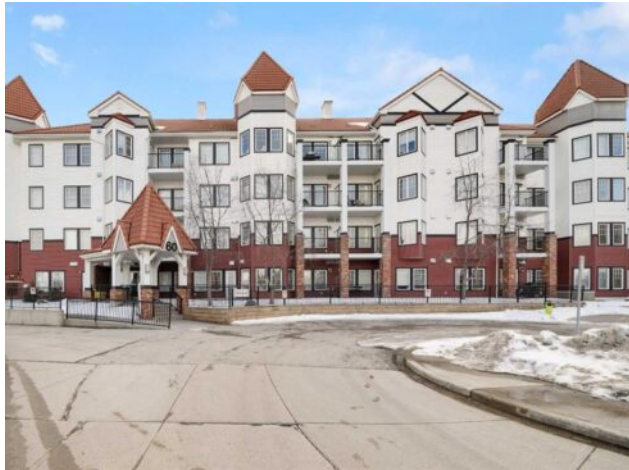




**117, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2298703



\$249,999

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: -

Condo Fee: \$ 416

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-C2 d185

Foundation: -

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Recreation Facilities, Vinyl Windows

Inclusions: N/A

Public Remarks: ONE OF THE LARGEST 1 BEDROOM FLOOR PLANS IN RED HAUS! Welcome to this well-designed 1 bedroom condo in the sought-after Red Haus complex in Royal Oak. This bright and open layout features 9 ft ceilings, neutral tones throughout, and a functional kitchen complete with black appliances, maple cabinetry, and a raised breakfast bar that flows seamlessly into the living room—perfect for entertaining or relaxing. The spacious bedroom offers a full closet, while the oversized bathroom includes convenient in-suite laundry and additional storage. Step outside to your spacious private patio overlooking the courtyard, with plenty of room for a gas BBQ and full seating area—ideal for summer evenings. You’ll also love one of the best underground parking stalls in the building, located right next to the elevator for ultimate convenience. Red Haus offers a fantastic recreation centre with fitness equipment, a games room (pool table & darts), and a resident lounge. Unbeatable location with quick access to shopping, restaurants, schools, transit, and major routes including Stoney Trail and Crowchild Trail—making commuting anywhere in the city a breeze. Featuring a new dishwasher and newer washer and dryer, this well-maintained unit shows 10/10. This one has to be seen!