



**122, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2299411



\$229,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	646 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: N/A

Bright and well-maintained, this main-floor condo in Royal Oak offers a comfortable and convenient lifestyle with easy access to everyday amenities. This thoughtfully designed 1-bedroom, 1-bathroom unit is perfect for first-time buyers, downsizers, or investors looking for a low-maintenance home with great value. The open-concept layout creates an inviting living space, with large windows that bring in natural light and enhance the home's warm, welcoming feel. The kitchen is both functional and stylish, featuring ample cabinetry and an eat-up breakfast bar that's perfect for everyday dining. The spacious bedroom offers a peaceful retreat complete with a walk-through closet that provides excellent storage and direct access to the full bathroom for added convenience. Enjoy the ease of main-floor living with direct access and added functionality for day-to-day living. This unit includes a titled parking stall and titled storage, providing secure and practical solutions for both parking and extra belongings. Residents of the building also enjoy access to a recreation facility featuring a gym, party room, and kitchen. Royal Oak is known for its strong sense of community, scenic pathways, and everyday convenience. You're just minutes from Royal Oak Centre and Crowfoot Crossing, offering a wide range of shopping, restaurants, and services, as well as the Shane Homes YMCA at Rocky Ridge—one of Calgary's premier recreation facilities. The area is also home to excellent schools and nearby library access, adding to the overall livability of the community. With quick access to Stoney Trail and nearby parks and green spaces, it's easy to stay connected while enjoying everything the area has to offer. An excellent opportunity to own in a well-managed complex in a highly convenient location.