



**344, 20 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2301206



\$315,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	962 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d185
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this meticulously maintained third-floor end unit offering 962 sq ft of bright and functional living space with 2 bedrooms, 2 full bathrooms and title parking in a well-managed complex. Facing into the quiet centre clubhouse and courtyard area, this home provides a peaceful setting with minimal noise—perfect for comfortable everyday living. Pride of ownership is evident throughout, with the unit showing exceptionally well and having been thoughtfully cared for by the current owner. The open-concept layout is both practical and inviting, seamlessly connecting the kitchen, dining, and living areas—ideal for entertaining or relaxing at home. The spacious kitchen is a true focal point, featuring a large centre island, ample cabinetry, and newer appliances, including a recently upgraded SS refrigerator and stacked washer and dryer near the tiled foyer. Expansive windows throughout the unit allow for an abundance of natural light, enhancing the bright and airy atmosphere with beautiful maple engineered hardwood floors. The primary bedroom offers a private retreat with incredibly high ceilings, a walk-in closet and a 3-piece ensuite. The second bedroom is generously sized and conveniently located near the 4-piece bathroom, making it perfect for guests, a home office, or shared living. Additional highlights include two built-in wall air conditioning units for year-round comfort, a large private balcony overlooking the beautifully maintained clubhouse and courtyard area with a new Phantom Retractable Screen, a titled underground parking stall, separate titled storage locker, and bike storage. This well-managed complex offers excellent amenities within the clubhouse, including a fitness centre with new equipment, resident lounge with pool table, darts, TV, a full kitchen, extra seating, washrooms, and ample visitor parking. Ideally located with easy access to major

roadways, shopping, YMCA, restaurants, and all essential services. A quiet, exceptionally well-kept massive end unit in a desirable location—this is one you won't want to miss.