



**438, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2137135



\$375,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	769 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Elevator, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: none

Say Hello to the Royal Oak Plaza. This top-floor apartment boasts an open-concept kitchen and living room. The kitchen features brown wooden cabinets, a built-in wall oven, an electric cooktop, and granite countertops. To the left, you'll find a spacious four-piece bathroom with a stackable washer and dryer. Adjacent to the bathroom is the first spacious bedroom. The primary bedroom, located on the opposite side of the living room, includes a walk-through closet leading to a four-piece ensuite. The patio faces northwest, overlooking the Royal Oak Centre, and includes a gas hookup for your BBQ. Royal Oak Plaza is a well-managed complex offering an amenity building with a fitness centre, party room, and billiards table. The apartment is conveniently located across the street from Royal Oak Centre, which features a variety of amenities including Walmart, Sobeys, London Drugs, and Starbucks. Additionally, the Shane Homes YMCA is just a few minutes' drive away. With quick access to Country Hills Boulevard and Stoney Trail, this is an excellent northwest location. Showings Start June 1 2024, book your viewing today, 24 hr notice required.