



**25 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2141307**



**\$529,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this gorgeous FULLY DEVELOPED 4 Level Townhouse. This is truly the best Location in Royal Oak which boasts with all amenities in a walking distance: choices of grocery stores, Walmart, Gym, Restaurants, public transportation and School. The condo is in a mint condition and welcomes you with high ceiling living room with hardwood floors and accented with a gas fire place. The next level presents with a conveniently located kitchen, and spacious dining area with tile flooring. This level has a 2-piece bathroom with conveniently located stacked washer and dryer. The upper level presents with two primary bedrooms with ensuite and Walk-in closets. The basement is fully finished with laminate flooring which can be used as a third bedroom or as a home gym. The oversized single garage is another benefit to already nice package condo. And a new Hot water tank installed in 2023. This is a truly nice condo!