



**408, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2169627



\$359,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	768 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home		

Inclusions: None

Welcome to this stunning 2 Beds 2 Baths condo in the heart of Royal Oak. The unit features an open-concept living space with 9-foot ceiling and lots of natural light. The kitchen includes a black appliance package with a BOSCH wall oven and glass cooktop, pendulum lighting over a raised breakfast bar, and ample workspace and storage providing convenience and functionality. The spacious and bright living room offers access to the inviting balcony equipped with a gas line for barbecuing. The master bedroom features a walk-through closet and a 4-piece ensuite. The second bedroom, which can also be serve as an office, offers good separation and privacy from the master bedroom. The main 4-piece bathroom, located away from the living room, includes in-unit laundry. This unit also comes with a titled underground parking and a titled storage locker. Plenty of visitor parking located in front of the building. Residents also have access to excellent building amenities, including a gym and a party room. Excellent location that is just steps away from shopping centre, restaurants and public transit, 5 minutes to the Shane Homes YMCA, and with easy access to Stoney Trail, you truly can't say enough about this desirable location. Book your showing today!