



GRASSROOTS
REALTY GROUP

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242, 60 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2177484



\$344,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	765 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Don't miss out on this impressive second floor unit! You will love the spacious open concept floor plan with two Bedrooms and two Bathrooms. The Kitchen is amazing with attractive cabinetry, lots of counter & storage space (appliances are included). An adjoining Living Room features large windows including a glass door to access the balcony. Relax and enjoy this quiet outdoor living space! The Primary Bedroom has walk-through wardrobe closets to the private Ensuite. The second Bedroom is perfect for a roommate or home study. There is a convenient Laundry and full Bathroom. Take the stairs or elevator to the heated, underground parkade and never worry about the changing seasons! This unit includes a titled parking stall and separate storage unit. There is a bicycle storage area and parking spots for a motorcycle. This complex is pet friendly and has a Club House for Residents to enjoy. It features a gym and lounge with a pool table. You will love the convenient location! Walk to major shopping, trendy restaurants, transit, Rocky Ridge YMCA and so much more. Easy access to main roads throughout the city. Flexible possession. A pleasure to show.