



**409, 30 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2181573**

**\$350,000**



<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	763 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Common, Guest, Heated Garage, On Street, Owned, Park		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 fobs, 2 mail keys

Top floor, facing courtyard, 2 titled underground parking stalls, titled storage cage, 2 full bathrooms with tub/shower in both! This freshly painted, two bedroom unit has a primary bedroom with walkthrough closet to private ensuite, 2nd bedroom has double closets and second full bath with full capacity laundry. Kitchen has built-in BOSCH wall oven & cook top, newer microwave, overhead fan and newer dishwasher. Gas BBQ line, roughed in for AC, beautiful balcony overlooking the courtyard. Great amenities in building with newly updated social room and workout area, accessible by elevator. Conveniently located close to restaurants, shopping, banks, professional services, liquor store, fitness etc. The building is impeccably maintained. Pets by board approval 2 cats or 2 dogs.