



**343, 60 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2187176**



**\$334,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to Red Haus in Royal Oak! This 2-bedroom, 2-bathroom condo offers an open-concept layout with upgraded Luxury Vinyl Plank flooring, 9-foot ceilings, and a private balcony overlooking a serene courtyard, complete with a gas line for barbecuing. The functional kitchen features black appliances, including a wall oven, electric cooktop, refrigerator, microwave hood fan, and dishwasher, plus pendulum lighting over a raised breakfast bar with ample workspace and storage. The spacious living room accommodates full-sized furniture, with large windows and balcony access. The primary bedroom has a walk-through closet leading to a 4-piece ensuite, while the second bedroom on the opposite side provides added privacy and could serve as an office. The main 4-piece bathroom includes in-suite laundry. This condo comes with a TITLED heated, and secured UNDERGROUND PARKING STALL, TITLED STORAGE, and ample visitor parking. Enjoy the newly renovated Recreation/Fitness building next door, offering fitness equipment, a pool table, a kitchen, and gathering spaces. The location is ideal, just a block from major shopping, including Starbucks, restaurants, banks, Walmart, Sobeys, and more.