



**242, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2188653



\$334,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	765 sq.ft.	Age:	2006 (19 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

Excellent opportunity! Open concept design with two Bedrooms and two full Bathrooms. Perfect location for those who enjoy their privacy and want to stay fit. You'll appreciate the quiet location in the friendly Red Haus Complex. Close to stairs & access to the Club House (enjoy the exercise room and lounge with a pool table). Many features including a Living Room with large windows and glass door to the sunny balcony. The Kitchen features modern cabinets with lots of counter space including a raised breakfast bar. There is room for a small table or computer space. The large primary Bedroom has walk-through closet to the private Ensuite. The second Bedroom is perfect for guests or a home study. There is a convenient laundry and full Bathroom. This unit is close to the stairs for easy access to the heated, underground parking and the separate storage unit. There is a bicycle storage area and underground parking for motorcycles (available through Manager). Pets are allowed with board approval. There is lots of parking for visitors. You will love the convenient location! Leave your car at home and walk to major shopping, trendy restaurants, transit, YMCA and so much more. Easy access to main roads throughout the city. A pleasure to show.