



**344, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2189232



\$344,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	769 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 493
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		
Inclusions:	N/A		

Experience the ideal mix of convenience and comfort with modern living at its finest in this extensively RENOVATED 2-bedroom, 2-bathroom unit in the desirable Red Haus complex, located in the highly desirable Royal Oak community. This 2-bedroom, 2-bathroom condo offers an open-concept living space featuring full renovated kitchen with top quartz counter, upgraded wood planks flooring, 9-foot ceilings, baseboards, fridge, microwave, a private balcony equipped with a gas line for barbecuing & newly installed dishwasher as well. The spacious living room can accommodate full-sized furniture, boasts large windows, and provides access to the adjacent balcony. This condo has been refreshed with new paint, new flooring, new kitchen, new refrigerator and new countertops just years ago, ensuring it's move-in ready. Just at entrance 4piece wash room along with laundry provides the high level of comfortability. Additional features include underground parking, and extra storage space for your convenience. Moreover, AC installation making "Central Air-conditioned" to whole inside property leaving the cool & cozy impact. The condo complex itself offers excellent amenities for its residents, including a well-equipped gym and a recently renovated lounge complete with a pool table and kitchen, ideal for entertaining guests or relaxing after a long day. For those pet lovers out there, you'll be happy to hear this is a pet-friendly complex. Just steps away from the bustling Royal Oak shopping area, you'll have easy access to a variety of amenities including shopping, restaurants, and grocery stores. A short drive will take you to the Shane YMCA, a top-notch recreational facility you have to see. With its prime location and stylish updated interior, this condo is perfect for first-time home buyers, those looking to downsize, or savvy investors. Walking

distance to public transportation, pathways, shopping, dining, coffee shops and medical offices. Easy access to Stoney and Crowchild Trail and a short drive to the airport makes this property an exceptional property. I invite you to tour this exceptional condo and see for yourself why it's the perfect place to call home. The property is truly incredible so call your realtor to book the showing as this beautiful house won't last longer owing at this gorgeous home today!