



**445, 60 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2203501**



**\$360,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 537
<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>	Breakfast Bar, Quartz Counters, Recreation Facilities		

**Inclusions:** Wood TV Stand in Living Room, Wood Stand/Shelf in locker

Welcome to a home where quality, comfort, and thoughtful design come together effortlessly. This top-floor, end-unit condo has been beautifully maintained and offers the perfect mix of privacy and convenience. An ideal retreat for those who want a peaceful space without sacrificing accessibility. From the moment you step inside, you'll appreciate the abundance of natural light and the pristine rustic-style hardwood floors. The kitchen features a premium appliance package (including a new microwave-hood fan & dishwasher), quartz countertops, and composite sink&hellip; making it a functional yet elegant space to prepare meals and gather with loved ones. The spacious living area offers a welcoming and comfortable retreat, complemented by a built-in storage/TV stand for added convenience. Step out onto the north-facing balcony, an ideal spot to relax with a book or enjoy the fresh air. Plus, with a gas BBQ hookup, outdoor cooking is always easy and enjoyable. The primary bedroom is generously sized, offering a 4-piece ensuite and ample closet space, while the second bedroom and full guest bath provide flexibility for visitors, a home office, or a hobby space. An in-suite washer and dryer make daily tasks effortless. Designed with comfort and security in mind, this pet-friendly building offers heated, titled underground parking and titled storage, along with ample visitor parking for your guests. Positioned near a stairwell, the unit allows for quick and easy access to the parkade or outdoors. Residents also enjoy access to the newly renovated recreation and fitness building, featuring top-quality exercise equipment, a pool table, a kitchen, and a lounge&hellip; ideal for staying active and socializing with neighbours. Nestled in an unbeatable location, you&rsquo;re just steps from shopping, dining, and essential services, including Starbucks, Sobeys, Walmart, and

more. With board approval, 2 dogs, 2 cats, or 1 dog and 1 cat are welcome. This is more than just a place to live—it's a home to truly enjoy. Book your private viewing today.