241, 60 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2205174

$322,500

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	2	**Baths:**	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 493
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, No Smoking Home		

Inclusions:	N/A

Welcome to the Red Haus! This courtyard-facing 2-bedroom, 2-bathroom unit comes with titled underground parking and a storage locker, offering both comfort and convenience. Upon entering, you'll be welcomed by 9-foot ceilings and updated luxury vinyl plank flooring that flows throughout the spacious, open-concept living area. The thoughtfully designed layout separates the two bedrooms with the living and dining areas, making it an ideal setup for roommates or added privacy. The kitchen features ample cabinetry, two-tier countertops, and a breakfast bar perfect for casual dining. The main 4-piece bathroom is generous in size and includes a laundry area for added convenience. Retreat to the primary suite, complete with a walk-in closet and its own 4-piece ensuite. Step out onto the large balcony with a BBQ gas line and enjoy views of the beautifully landscaped courtyard. The unit includes a titled underground parking stall and a storage locker located near your parking space. Don’t forget to explore the amenities building, offering a gym, billiards table, commercial-sized kitchen, big-screen TV, and a gathering area – ideal for hosting events or enjoying time with family and friends. Conveniently located within walking distance to schools, parks, shopping, dining, and essential services like dentists, doctors, and banks. Plus, enjoy easy access to both Stoney Trail and 16 Ave, perfect for weekend trips to the mountains. Don't miss the opportunity to call this fantastic unit home!