

**126, 30 Royal Oak Plaza NW**  
**Calgary, Alberta**

**MLS # A2234707**



## \$345,000

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d185
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Alarm System		

Welcome home to this beautiful two bedroom, two bathroom ground floor condo in the sought after, pet friendly Red Haus complex, located in the desirable community of Royal Oak. Offering 917 square feet of living space, this is one of the largest units in the building. The spacious kitchen features granite countertops, plenty of cabinetry, and matching stainless steel appliances. The open living area flows nicely out to a large private patio, complete with a gas line for your BBQ. The primary bedroom includes a walk through closet that leads to a four piece ensuite. The second bedroom is also generously sized and features its own walk through closet with direct access to a three piece bathroom, ideal for guests or roommates. This well managed complex offers fantastic amenities including a beautifully finished social room, a fully equipped fitness centre, and meticulously maintained grounds. This unit comes with a titled underground parking stall and a titled storage locker for added convenience. Located close to major roadways, shopping, restaurants, schools, and public transit, this home offers both comfort and convenience. Don't miss your chance to be part of this vibrant and welcoming community. Book your private showing today.