

**137, 60 Royal Oak Plaza NW**  
**Calgary, Alberta**

**MLS # A2310832**



**\$219,900**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	596 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, 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>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d185
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Dishwasher, Dryer, Electric Cooktop, Microwave, Built-in Oven, Refrigerator, Washer		

This thoughtfully designed 1-bed, 1-bath home offers a bright, open layout with a view you'll actually enjoy—large windows look right out onto the quiet, treed courtyard. The kitchen is built for entertaining, but what really makes this unit stand out is the custom millwork you won't find in other Red Haus floor plans. There is a built-in computer desk that's perfect for working from home without cluttering your living space, plus extra custom storage in the laundry area and bathroom—a total game-changer for condo living. This home also comes with the essentials: a titled underground parking stall and a titled storage unit. Living at Red Haus is all about the lifestyle. You get exclusive access to the "Club Haus," which features a full gym, a social lounge with a fireplace and pool table, and a kitchen for hosting larger parties. You're also just a short walk from the Royal Oak Centre for groceries, coffee, and dining, with quick access to Stoney Trail and Crowchild Trail for an easy commute. It's the perfect mix of quiet courtyard living and big-city convenience.