

223, 30 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2321968



\$225,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home		

Inclusions: None

Tucked away on the second floor overlooking the beautifully landscaped interior courtyard, this home enjoys a peaceful setting away from busy roads while remaining just steps from everything Royal Oak has to offer. Recently refreshed with brand-new carpet and professionally painted throughout, the unit is truly move-in ready, providing a bright and neutral backdrop to complement any décor. The thoughtfully designed floor plan features a spacious kitchen with ample cabinetry and counter space, seamlessly connecting to a generous living room that offers plenty of room to relax or entertain. Step outside onto your private balcony and enjoy views of the lush courtyard below. The primary bedroom is generously sized and includes a walk-through closet that leads to a convenient 4-piece cheater ensuite. In-suite laundry is thoughtfully incorporated into the bathroom, maximizing both functionality and space. Red Haus is renowned for its exceptional resident amenities, including a private clubhouse complete with a fitness centre, a residents' lounge, a games area with a pool table, and a fully equipped kitchen that is perfect for hosting gatherings and special occasions. The unit also includes the convenience of titled underground parking and a titled storage locker, adding both value and practicality. You'll love being within walking distance of multiple grocery stores, restaurants, coffee shops, and everyday amenities. For recreation and relaxation, the Shane Homes YMCA and the scenic Royal Oak Ponds are just minutes away. With quick access to Stoney Trail and Crowchild Trail, commuting anywhere in the city is effortless. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home presents an outstanding opportunity in one of northwest Calgary's most

convenient and desirable communities.