

317, 60 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2338809



\$200,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 440
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Track Lighting		

Inclusions: N/A

If you have been searching for an affordable one-bedroom condo but don't want to sacrifice space, this third-floor home at Red Haus deserves a closer look. Priced at \$200,000 and offering 657 square feet of living space, this is a larger one-bedroom layout with the added benefit of a southwest-facing balcony overlooking the beautifully landscaped central courtyard. Inside, the extra space makes a noticeable difference. The open living area gives you room for a comfortable living room, a proper dining area and even a work-from-home setup without trying to squeeze everything into one space. Nine-foot ceilings and large windows add to the open feel, while fresh paint throughout gives the home a clean, bright start for its next owner. The kitchen is open to the main living area and features maple cabinetry, plenty of counter and storage space, a raised breakfast bar and dishwasher. Just off the living room, the covered southwest-facing balcony gives you your own outdoor space overlooking the courtyard, with room to sit outside and a natural gas line ready for the BBQ. The bedroom is comfortably sized with good closet space, and you'll also have a full 4-piece bathroom and your own in-suite laundry. Even better, both a titled heated underground parking stall and a titled storage locker are included — two things that make condo living considerably easier, especially through a Calgary winter. Red Haus offers much more than just the unit itself. The central Club Haus features a fitness centre, social lounge with fireplace, full kitchen and dining area, games room and outdoor gathering spaces, with resident activities and events adding to the community atmosphere. The complex is pet-friendly, subject to Board approval, and also offers visitor parking, secure bicycle storage and beautifully maintained landscaped grounds. For

everyday convenience, it is hard to beat the location. Royal Oak Centre is right beside the complex, putting groceries, restaurants, coffee and everyday services within walking distance. Stoney Trail is only minutes away, making it easy to get around the city or head west toward the mountains. Vacant and available for immediate possession, this is an opportunity to get into a well-established northwest Calgary complex at the \$200,000 price point without settling for one of the smaller one-bedroom layouts. If space, parking, storage, outdoor space and convenience are high on your list, this one is worth seeing in person.