

**401, 20 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2346607



\$350,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome home to this beautifully maintained 4th-floor condo, where comfort, style, and natural light come together to create an inviting space you'll love coming home to. Featuring 2 bedrooms and 2 full bathrooms, this bright and spacious home offers a thoughtfully designed open-concept layout that feels warm and welcoming from the moment you step through the door. At the heart of the home is the impressive 8-foot kitchen island, perfect for gathering with family and friends, enjoying casual meals, or preparing your favorite dishes. The kitchen flows effortlessly into the dining and living areas, creating a bright, connected space that's ideal for both everyday living and entertaining. Step outside onto the sunny south-facing deck, the perfect spot to start your day with a morning coffee, soak up the sunshine, or unwind at the end of a busy day while enjoying the sun set. The extra-large primary bedroom, complete with its own private ensuite and walk in closet is tucked away from the main living space, while the second bedroom with ensuite offers flexibility for guests, a home office, or hobby space. Meticulously cared for and move-in ready, this home allows you to settle in and start enjoying right away without the need for updates or renovations. You'll also appreciate the convenience of titled underground parking, providing comfort and security year-round, along with the added privacy that comes with a desirable 4th-floor location. Whether you're enjoying a quiet morning coffee on the sun-filled south-facing deck or hosting friends around the spacious kitchen island, this charming condo offers the perfect blend of functionality, comfort, and easy condo living. Bright, welcoming, and exceptionally well cared for, this is a home that's ready for its next chapter.