

**308, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2275991



\$299,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 769 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 509 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-C2 d185 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: none

This one checks ALL the boxes!! A modern 2-Bedroom SW facing Unit, with titled & HEATED underground parking and storage, located at the desirable Red Haus complex in the heart of Royal Oak. Step into this bright and welcoming SW facing Condo and you're greeted by a tiled entrance with a front closet, a great drop zone for coats and bags. Just off the entry is a full 4-pc Bathroom and an IN-SUITE LAUNDRY Closet, keeping everything convenient and tucked away. The kitchen is thoughtfully designed with granite countertops, maple cabinets, Bosch appliances (including a NEW microwave), endless counter & cupboard space, and a raised breakfast bar. The Kitchen opens beautifully into the carpeted Living Room with plenty of natural light and a comfortable layout that works for both relaxing and entertaining. The covered Balcony extends your living outdoors and includes a phantom screen door and a gas line for your BBQ, making it usable year-round! Both Bedrooms are positioned for privacy, including the Primary Suite which features a ceiling fan, a convenient walk-through closet, and a tiled 4-pc Ensuite with a soaking tub / shower combo. This unit also comes with titled heated underground parking, a titled storage locker, and even motorcycle parking, offering great flexibility for owners. Residents enjoy access to the impressive Club Haus amenity building, complete with a Fitness Centre, Party Room, Pool Table, and a FULL Kitchen - a fantastic extension of your living space! The complex also benefits from an on-site property manager, providing peace of mind and day-to-day support. Located just steps from Royal Oak Centre, you're minutes from groceries, dining, cafes, services, playgrounds, schools, extensive walking paths, and all the conveniences Royal Oak is known for. Quick access to major roadways and transit makes commuting

a breeze. A stylish, well-kept condo in an unbeatable location… Welcome home!