

**225, 20 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2281547**



# \$249,900

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Garage Door Opener, Heated Garage, Insulated, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<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>	Wood Frame	<b>Zoning:</b>	M-C2 d185
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

**Inclusions:** n/a

Located in the sought-after Red Haus complex in Royal Oak, this well-appointed one-bedroom condo offers comfortable, low-maintenance living in a highly convenient NW Calgary location. With easy access to shopping, dining, schools, the Rocky Ridge YMCA, C-Train service, and major roadways including Stoney Trail, everything you need is close at hand. Set on the second level, this open-concept home overlooks the attractively landscaped inner courtyard and features a private balcony with a natural gas hookup, perfect for outdoor cooking or relaxing. The kitchen is thoughtfully designed with stainless steel appliances (brand new fridge), generous cabinet and counter space, and a breakfast bar that connects effortlessly to the living area, creating a welcoming space for both everyday living and entertaining. A built-in desk area adds functionality and works perfectly as a home office or study nook. The bedroom is spacious and includes a walk-through closet that leads directly to the four-piece bathroom, where the in-suite washer and dryer are conveniently located. The unit also comes complete with titled underground parking, a titled storage locker, bike storage, and ample visitor parking. Residents enjoy access to shared amenities housed in the central clubhouse, including a fitness centre, a multi-purpose meeting room with kitchen facilities, and an outdoor patio area. This is a great opportunity to own in a well-run condo complex within one of NW Calgary's most desirable communities.