

**442, 20 Royal Oak Plaza NW  
Calgary, Alberta**

**MLS # A2167193**



**\$310,000**

<b>Division:</b>	Royal Oak		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Tile

**Roof:** Clay Tile

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Granite Counters, High Ceilings, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 384

**LLD:** -

**Zoning:** M-C2 d185

**Utilities:** -

**Inclusions:** N/A

Whether you're a first-time homeowner or looking for a fantastic investment, this stunning top-floor unit at **\*\*Red Haus\*\*** in Royal Oak is the perfect choice! With 607 sq ft of beautifully upgraded living space, this bright and welcoming home offers the perfect blend of comfort and style. Step into a sun-soaked living space with an open-concept design that flows seamlessly from room to room. The upgraded kitchen offers both style and function with modern fixtures, ample counter space, and a handy breakfast bar—perfect for casual dining or entertaining. A thoughtfully placed built-in desk provides the ideal spot for working from home, while the adjacent living area leads to your private covered balcony, a cozy retreat to enjoy outdoor relaxation. The spacious bedroom has easy access to the 4-piece bathroom with a full-sized tub. Additional features include in-suite laundry, titled underground parking, and a storage locker. Enjoy access to the clubhouse, and ample visitor parking. Located in the vibrant Royal Oak community, you're steps from great shopping, restaurants, and top schools, with quick access to Stoney Trail, Crowchild, and the Tuscany C-Train station. Don't miss out on this incredible opportunity!