

**309, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2176383



\$345,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	768 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Guest, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: None

SPACIOUS 2 BEDROOM UNIT | TITLED UNDERGROUND PARKING & STORAGE LOCKER | FITNESS CENTRE & LOUNGE | BIKE STORAGE | WALKABLE TO AMENITIES! This spacious 2-bedroom, 2-bathroom apartment is in the sought-after Red Haus complex and has an excellent location within the community, across the street from the shops, services and restaurants at Royal Oak Shopping Centre and easy walking distance to an abundance of amenities including green spaces, pathways, the ponds, off-leash areas, schools and the Rocky Ridge YMCA. This unit has a smart and functional floor plan with 2 good-sized bedrooms including the primary suite that boasts a walkthrough closet and a 4-piece ensuite bathroom. The living room is bright and comfortable featuring large windows and direct access to the balcony that overlooks the landscaped courtyard - the perfect spot for sipping your morning coffee or just relaxing and enjoying the outdoor space. The dining area is adjacent to the kitchen that offers a generous amount of cabinet and cupboard space, full tile backsplash, built-in wall oven and electric cooktop, under cabinet lighting and a sit up breakfast bar. The floor plan is completed with an open front entryway and the main 4-piece bathroom that also houses the washer and dryer. This pet friendly property also has a titled underground corner parking stall (#636), titled storage locker that is right next to the elevator (#687) and the central clubhouse (Club Haus) with a fully equipped gym, on-site office and the newly renovated lounge/recreation room with a pool table, dart boards, TV/media area, kitchen and plenty of seating. The list of additional features/upgrades includes 9’ ceilings throughout, newer paint, pendant lighting in the kitchen, BBQ gas line on the balcony, window coverings, enclosed garbage and recycling room next to the underground

parking access, indoor bike storage and provides quick access to Country Hills BLVD, Stoney TR and Crowchild TR. Welcome Home.