

**333, 20 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2176576



\$269,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	537 sq.ft.	Age:	2013 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Portable A/C Unit

Welcome to an immaculately maintained and freshly painted apartment in the amenity-rich community of Royal Oak! This open-concept floorplan features 9-foot ceilings and an abundance of light with a SW facing balcony overlooking the private courtyard. The kitchen includes granite countertops, stainless steel appliances, an upgraded tile backsplash and rough ins for under-cabinet lighting. The functional living room is accentuated by beautiful laminate flooring and leads into a massive primary bedroom with a walk-in closet and a cozy nook perfect for a home office. The spacious 4-piece bathroom also includes granite countertops and is home to your in-suite stacked laundry pair. This condo also includes a titled corner parking stall located very close to the elevator entrance and a titled storage unit. The shops, services and restaurants at the Royal Oak Shopping Centre are a short walk from this unit. Why rent when you can buy? Do not miss out on this opportunity and book your viewing today!