

780-380-6207
meghan@meghanrobinson.net

405, 20 Royal Oak Plaza NW
Calgary, Alberta

MLS # A2215551



\$284,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Clay Tile
Basement:	-
Exterior:	Vinyl Siding
Foundation:	-
Features:	Breakfast Bar, Elevator

Water:	-
Sewer:	-
Condo Fee:	\$ 381
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

Welcome to your quiet retreat in the vibrant and sought-after Red Haus complex in Royal Oak. This top floor, 1 bedroom, 1 bathroom condo offers a rare combination of privacy, comfort, and convenience with no neighbours above, just one shared wall and serene views of the landscaped courtyard from your private balcony. Inside, you'll find 610 sq ft of smartly designed space featuring 9 foot ceilings, large windows that fill the home with natural light, and an open concept layout that maximizes flow. The stylish kitchen offers modern cabinetry, a breakfast bar for casual dining, and seamless access to the spacious living and dining areas. There's even a built-in office nook that is perfect for working from home or managing your day-to-day life with ease. The bedroom connects to a 4-piece bathroom via a walk-through closet, adding both function and privacy. Enjoy the convenience of in-suite laundry, and fire up the BBQ on your balcony with a dedicated gas line. Additional highlights of this pet friendly building include titled underground heated parking, a titled storage locker, and the peace of mind that comes with on-site property management. Residents also enjoy access to a clubhouse with a fully equipped fitness centre, fireside lounge, pool table, games room, and community kitchen. A fantastic bonus for year round recreation and entertaining. Whether you're a first time buyer, a downsizer, or an investor, this condo is a low maintenance, lifestyle friendly home in a well established NW Calgary neighbourhood with great transit, shopping, and amenities just steps away.