

**426, 30 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2166849



\$379,000

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	907 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 511

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding, Wood Frame

Zoning: M-C2 d185

Foundation: -

Utilities: -

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

Welcome home to this top floor unit, well cared for 2 bedroom 2 bathroom condo with a titled underground parking stall in the peaceful and highly sought after community of Royal Oak. With 907 square feet of living space the unit features 9' ceilings and a modern open layout with laminate and tile flooring throughout with huge windows bringing in loads of natural light. The kitchen comes with new stainless steel appliances, granite countertops, under cabinet lighting, pantry, undermount sink, raised eating bar and modern cabinetry offering plenty of counter and storage space. The spacious family room opens up to a private balcony. With a built-in barbecue hookup, it's the perfect spot to unwind and savour the peace and tranquility. The primary bedroom is a good size with a walk-through closet to the 4-piece ensuite bathroom complete with granite counter top and additional linen closet. The second bedroom boasts a generous size and cozy atmosphere, featuring a convenient walk-through closet that leads to the elegant 4-piece main bathroom, which is complete with modern finishes and fixtures also with granite counter tops. The entrance is spaces with an adjacent laundry room complete with a stacking washer and dryer and extra storage closet. This unit has 1 titled underground heated parking stall. The complex offers a range of amenities, including a fully equipped fitness centre, a clubhouse featuring a games and recreation room, and a spacious party room with a kitchen, perfect for hosting large gatherings. Ample visitor parking is also available. Heat and water are included in the condo fees. Ideally situated near a variety of amenities, including the Royal Oak Shopping Centre, YMCA, skatepark, restaurants, schools, and essential services, this location also offers quick and convenient access to major roadways. Call your favourite Realtor for your private

viewing!