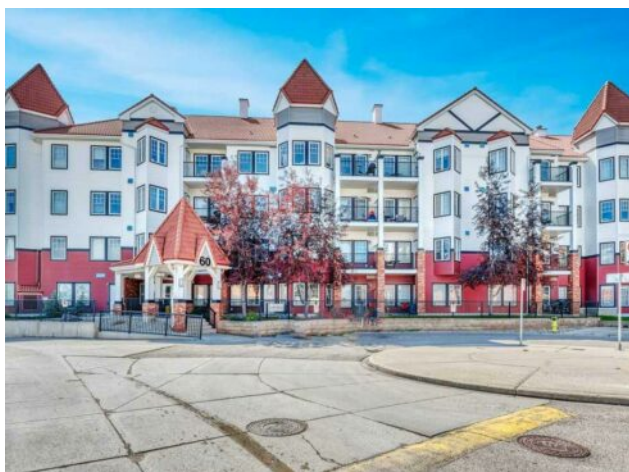


**127, 60 Royal Oak Plaza NW
Calgary, Alberta**

MLS # A2248265



\$269,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Royal Oak | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 669 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 403 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | M-C2 d185 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this inviting ground-floor condo tucked away in the Red Haus complex, perfectly positioned in the sought-after Royal Oak community. Step outside your patio door and enjoy direct access to a beautifully maintained, private courtyard. You'll love the unbeatable location—just steps from Royal Oak Centre's shops, dining, and services, close to schools, and only minutes from the LRT for a quick commute downtown. Inside, the kitchen impresses with rich, dark maple cabinetry, abundant counter space, a raised breakfast bar, black appliances, and wall oven with separate cooktop. The generously sized bedroom includes a walk-in closet and convenient access to a well-appointed cheater four-piece bath. This home also offers an in-suite storage/laundry room, oversized titled underground parking, and access to the on-site gym and recreation room. Condo fee includes all utilities but electricity. A fantastic combination of comfort, style, and convenience in one of NW Calgary's most desirable neighborhoods!