

**127, 60 Royal Oak Plaza NW
Calgary, Alberta****MLS # A2259104****\$262,900**

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 spot, 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!