

**321, 20 Royal Oak Plaza NW**  
**Calgary, Alberta****MLS # A2278401****\$259,900**

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 416
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d185
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Open Floorplan, Storage		

**Inclusions:** Fob

Welcome to Red Haus , located in the very desirable NW community of Royal Oak, situated close to amenities including shopping, restaurants, Rocky Ridge YMCA, C-Train Station, Schools & all within quick access to main thoroughfares including Stoney Trail. This one bedroom, third floor, open concept unit looks out to the nicely landscaped courtyard which can be enjoyed from your convenient balcony with BBQ gas line. The kitchen features stainless steel appliances, plenty of cabinet & counter space as well as a functional eating bar & is open to the living room -perfect for entertaining. There is also a practical built-in desk, great for at home work station. The spacious bedroom has a good sized walk through closet which is adjacent to the 4 piece bathroom. The washer/dryer unit is off the bathroom. Amenities in this complex are located in the central Club House building & features a fitness centre, meeting room with kitchen & patio area. Included with this condo is a titled underground parking space & storage locker( Room 20-1 in parkade). There is also bike storage & visitor parking. What a great place to call your own in this well-managed complex!